# **Saint Paul's Housing Production**

# **Housing Projects Scorecard**

May 8, 2009

**Including Housing Production 2002-2005 Closed Projects** 



The current area median income (AMI) is \$77,000. See chart on back page.

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Sain

Γ	Project Information								Affordabil	ity								
Г	•						Α			City Sta	andards		LIHTC St	andards	HUD Sta	ndards		
	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Afford @ 3 Number		Affor @ 31 Number		Afford @ 51 Number	- 60%	Afford @ 61 - Number		Afford @ > Number	80%
ŝE	D PROJECTS		1	ı	ı	ļ	ļ	,	,							,	,	
	Bonnie Jean Condos	212 East Seventh Street	Bonnie Jean, LLC	Rehab; ownership	2007	Schieckel, Martin	13		0	0%	0	0%	0	0%	0	0%	13	10
1	Capital City Townhouses	Carroll, Clinton, Lincoln, Fuller &		New construction; Extended Life Rental	NA	Carlson, Al	69		0	0%	35	51%	34	49%	0	0%	0	-
	The Commerce Building	10 4th Street East	CommonBond Communities 651-290-6245	New construction; rental	2007	Nordquist, Diane	55		6	11%	6	11%	43	78%	0	0%	0	
	Dale Street Townhomes - GFCDC	636-656 North Dale Street	Greater Frogtown Community Development Corporation	New ConstructionOwnership Condos/Townhomes	2006	Hawkinson, Stephanie	11		0	0%	0	0%	0	0%	8	73%	3	27
	Dale Street Townhomes - Habitat	664-674 North Dale Street	Twin Cities Habitat for Humanity 612-331-4090 x678	New construction; ownership	2006	Hawkinson, Stephanie	5		0	0%	0	0%	5	100%	0	0%	0	(
E	Dayton/Dale	207 N Dale St	TimberCraft Enterprises, Inc. 651-633-8611	New construction; ownership [HRA]	2006	Hawkinson, Stephanie	9		0	0%	0	0%	0	0%	0	0%	9	100
	Dorothy Day Shelter for Homeless Women	185 W 6th Street	Catholic Charities of the Archdiocese of St Paul/Mpls	Rehabilitation; supportive rental	2006	Collins, Joe	40		40	100%	0	0%	0	0%	0	0%	0	-
E	Episcopal Church Home Renovations and	490 East Lynnhurst Ave	Episcopal Corp. for the Elderly 651-642-9715	Rehabilitation; supportive rental	2006	Lilledahl, Patricia	25		0	0%	0	0%	0	0%	0	0%	25	100
E	Episcopal Homes202/"Carty	SW Corner of Lexington & University	Episcopal Homes of MN 651-632-8851	New construction; senior rental	2006	Lilledahl, Patricia	50		36	72%	14	28%	0	0%	0	0%	0	-
C	Germain Landing TH Phase 2	Ames/Hazelwood	Habitat for Humanity & DBNHS 651- 331-4090x672 / 651-774-6995	New construction; ownership	2006	Pemberton, Sheri	6		1	17%	3	50%	1	17%	1	17%	0	
F	Hazel Park Heights Condominiums	1776 Maryland Avenue	Hazel Park Heights, LLC	New construction; ownership	2006	Pemberton, Sheri	27		0	0%	0	0%	24	89%	3	11%	0	(
	Highland Pointe Lofts (River Pointe Lofts)	W. 7th & Munster Avenue	Stonebridge Companies 952-431-5700	New construction; rental	2007	Trulsen, Joan	133		14	11%	13	10%	0	0%	0	0%	106	8
ì	Jeremiah Program Saint Paul Campus	Milton St. & Concordia Ave	Jeremiah Program Program - Saint Paul Campus	New construction; rental	2006	Carlson, Allen	38		19	50%	19	50%	0	0%	0	0%	0	(
١	Victoria Park/Koch Mobil Phase 1a	West 7th & Otto	Brighton Devl Corporation 612-332-5664	New const; senior rental	2006	Trulsen, Joan	43		0	0%	0	0%	0	0%	0	0%	43	10
	Victoria Park/Koch Mobil Phase 1b	West 7th, Otto, Shepard Rd &	Brighton Devl Corp/Sholom 612-215-8605/952-939-1660	New const; owner/rental, senior rental [HRA]	2006	Trulsen, Joan	600		0	0%	0	0%	0	0%	0	0%	600	10
	The Winnipeg Apartments		Winnipeg Apartments Limited Partnership	New construction; supportive rental	2007	Bayers, Dan	56		6	11%	7	13%	43	77%	0	0%	0	-
r	Subtotals	<u> </u>		1	!	<u> </u>	1,196	0	122	10.2%	97 cumulative	8.1% 18.3%	150	13% 30.9%	28	2.3% 33.2%	799	66.8
	Total	Į.					1,208	0	122	10.1%	97 cumulative	8.0% 18.1%	150	12.4% 30.5%	28	2.3% 32.9%	811	67.
	OPMENT PROJECT								,		Junianve	10.170		30.376		JZ. J /0		
	CHDC - Hamline, Greenbrier & Garden Ct Preservation	Various	Community Housing Devel. Corporation (CHDC)	Preservation of affordable housing	NA	Carlson, Al	58		0	0%	0	0%	58	100%	0	0%	0	(
	Commerce Building Phase II	10 4th Street East	CommonBond Communities and Sherman Rutzick and Assoc.	New Construction; general occ. Rental	NA	Nordquist, Diane	42		5	12%	5	12%	31	74%	0	0%	0	
ŀ	Hanover Townhomes	408 Farrington Street	Community Housing Devel. Corporation (CHDC)	Rehabilitation; rental	NA	Hawkinson, Stephanie	96		96	100%	0	0%	0	0%	0	0%	0	
	Herbert Landing Townhomes	1611 Case	Habitat for Humanity & DBNHS 651- 331-4090x672 / 651-774-6995	New construction; ownership	NA	Pemberton, Sheri	14		3	21%	6	43%	2	14%	3	21%	0	
ŀ	Hospital Linen Site	So. Side of E. 7th b/t Bates & Maple	7th Street Partners	New construction; ownership [HRA]	NA	Pemberton, Sheri	62		0	0%	0	0%	0	0%	8	13%	54	8
F	Farmers Market Flats	SW Corner of 5th & Wall Streets	Farmers Market Lofts, LLC 612-817-3266	New construction; ownership	NA	Nordquist, Diane	48		0	0%	0	0%	0	0%	0	0%	48	10

Project Information	Project Cost				Housing Cost		Dwelling Unit Co	st		Public/Non-Pro	fit Cost/Source					Cost versus Su	ıbsidy per DU			Private
	В	С	D	E	F	G	Н	I	J	K	L	М	N	0		P		Q		R
		Dadavalan			Hausian outc	Dwelling Unit	Hard				HRA Land			Bonds/Tax		Public/Non-		City/HRA Direct/TIF/ Write-Down	Subsidy:add city	
	TDC		Public Imprmnts	Housing Costs	Housing extra- ordinary Cost	Cost	Construction	Land/Bldg	Soft Costs	City/HRA Direct	Write-Down	City/HRA TIF	Other Partners	Credits		Profit Cost	Subsidy:add 2	Cost	direct col + TIF +	Privat
Name	(TDC/DU)	(per DU)	(per DU)	(per DU)	(% of Hsg Cst)	(per DU)	(per GSF)	(% of Hsg Cst)	(% of Hsg Cst)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)		(subsidy)	subsidy columns	(subsidy)	land writedown	(% of TE
D PROJECTS			_										-	_						
Bonnie Jean Condos	3,201,658	254,288 19,561	0	2,947,370 226,721	157,157	2,790,213 214,632	1,688,555	500,000 17%	601,658	319,398 24,569	0	0	0	0	13	24,569 24,569		24,569 24,569	319,398	2,
Capital City	246,281 13,507,873	19,561	0	13.507.873	1.007.436	12,500,437	389.25 5.082.516	5.712.788	1.705.133	1.251.755	0	0	5,466,797	6.789.321	69	195,766		18.141	1.251.755	
Townhouses	195,766	0	0	195,766	1,007,430	181.166	412.54	3,712,760	1,703,133	1,231,733	0	"	79,229	98.396	05	176,746	12,190,476	18.141	1,231,733	
The Commerce	10,359,566	563,100	0	9,796,466	1,630,000	8,166,466	4,279,900	2,023,592	1,862,974	1,434,024	0	0	1,163,100	7,254,574	55	179,122	7,251,698	26,073	1,434,024	
Building	188.356	10.238	0	178.118	17%	148,481	86.46	21%	19%	26.073	0		21.147	131,901	33	131.849		26.073	1,404,024	1
Dale Street	2,048,313	371,926	0	1,676,387	248,000	1,428,387	807,882	95,200	525,306	903,579	95,200	0	327,000	101,001	11	120,525		90,798	998.779	
Townhomes - GFCDC	186,210	33,811	0	152.399	15%	129,853	56.94	6%	31%	82.144	8.655	0	29,727	ő		120,774		90,798	000,770	
Dale Street	1,004,646	195,768	0	808,878	0	808,878	704,603	27,200	77,075	100,000	27,200	0	100,000	0	5	45,440		25,440	100,000	
Townhomes - Habitat	200,929	39,154	0	161,776	0%	161,776	221.36	3%	10%	20,000	5,440	0	20,000	0		45,440		20,000	·	
Dayton/Dale	2,835,613	494,613	0	2,341,000	0	2,341,000	1,607,500	1	733,499		0	0	114,443	0	9	29,068		16,352	147,170	2
	315,068	54,957	0	260,111	0%	260,111	130.48	0%	31%	16,352	0	0	12,716	0		29,068		16,352		1
Dorothy Day Shelter for	450,000	450,000	0	(	0	0	0	C		450,000	0	0	0	0		11,250		11,250	450,000	
Homeless Women	11,250	11,250	0	(	#DIV/0!	0	0.00	#DIV/0!	#DIV/0!	11,250	0	0	0	0		11,250		11,250		
Episcopal Church	9,911,344	50,000	0	9,861,344	207,244	9,654,100	7,400,000	0	2,254,100	0	0	0	0	8,425,000		337,000	0	0	0	1
Home Renovations and	396,454	2,000	0	394,454	1 2%	386,164	29.97	0%	23%	0	0	0	0	337,000		C	)	0		
piscopal	6,211,400	157,000	175,000	5,879,400	20,000	5,859,400	4,291,035	852,800	715,565	900,000	0	0	5,311,400	0		124,228		18,000	900,000	1
Homes202/"Carty	124,228	3,140	3,500	117,588	3 0%	117,188	90.38	15%	12%	18,000	0	0	106,228	0		124,228		18,000		
Germain Landing TH	1,380,000	12,000	0	1,368,000	0	1,368,000	1,045,000	230,000	93,000	230,000	0	0	160,000	0	6	65,000		38,333	230,000	1
Phase 2	230,000	2,000	0	228,000	0%	228,000	124.40	17%	7%	38,333	0	0	26,667	0		65,000		38,333		
Hazel Park Heights Condominiums	5,328,828	510,000	0	4,818,828	859,113	3,959,715	3,019,387	135,000	805,328	1,490,028	0	0	0	0	27	55,186		55,186	1,490,028	:
Highland Pointe Lofts	197,364 23,252,435	18,889 700,000	0	178,475	18% 1.280.548	146,656 21,271,887	66.56 15.213.743	1,700,000	4.358.144	55,186	0	1.729.000	0	17.728.764	0	55,186 146,299		55,186 13,000	1.729.000	
River Pointe Lofts)	174.830	5.263	0	169.567	7 1,260,546	159.939	212.96	1,700,000	4,356,144	1	0	13,000	0	133.299	U	21.976		13,000	1,729,000	1
leremiah Program	11,215,500	62,000	0	11,153,500		8,565,500	5,926,000	600,000	2,039,500	0	0	13,000	3,250,000	7,965,500		295,145		13,000	0	
Saint Paul Campus	295,145	1.632	0	293.513	2,388,000	225.408	134.68	5%	2,039,300	,	0	"	85.526	209.618		295,145		0	U	1
/ictoria Park/Koch	35,212,615	2.147.990	1,566,104	33.064.625	23/6	33.064.625	24.028.769	2.369.107	6.666.749	0	0	2.646.749	349.132	209,010		69,672		61,552	2.646.749	3
Mobil Phase 1a	818.898	2,147,330	1,300,104	768,945	0%	768,945	149.43	7%	20%	1 0	0	61.552	8.119	0		69.672		61,552	2,040,743	1 ,
/ictoria Park/Koch	225,000,000	10,500,000	9.000.000	205,500,000	0,0	205.500.000	150,000,000	15,000,000	40,500,000	14.600.000	0	11,400,000	1,500,000	0		45,833		43,333	11,400,000	19
Mobil Phase 1b	375.000	10,000,000	0,000,000	342,500	0%	342,500	146.03	7%	20%	24.333	0	19.000		ő		21.500		19.000	11,100,000	1
The Winnipeg	12,049,826	165,858	0	11,883,968	1,775,245	10,108,723	7,955,038	905,000	1,248,685	3,505,000	0	0	1,544,826	7,000,000		215,175		62,589	8,841,206	
Apartments	215,175		0	212,214	15%	180,513	182.62	8%	11%	62,589	0	0	27,586	125,000		256,893		157,879		
Subtotals	365,829,912	16,662,181	10,741,104	339,992,731	9,772,743	330,219,988	235,620,367	31,009,188	64,986,502	25,690,954	122,400	15,775,749	19,873,819	55,163,159	195	1,959,279	75,560,850	504,618	32,425,299	24
	305,878					276,104				7%	0%	4%	5%	15%						
Total	368,469,912	16,662,181	10,741,104	342,632,731	9,772,743	332,859,988				25,690,954	122,400	15,775,749	19,873,819	55,163,159	195		75,560,850		32,425,299	251
	305,025									7%	0%	4%	5%	15%						
OPMENT PROJECT																				
CHDC - Hamline, Greenbrier Garden Ct Preservation	3,991,189	0	0	3,991,189	0	3,991,189	765,000	3,146,189	80,000	2,160,170	0	0	1,831,019	0	58	68,814		37,244	2,160,170	1
	68,814	0	0	68,814	0%	68,814	10.55	79%	2%	37,244	0	0	31,569	0		55,365		37,244		
Commerce Building	7,494,033	290,754	0	7,203,279	1,240,000	5,963,279	2,765,604	1,800,000	1,397,675	1,079,861	0	0	970,672	5,075,000	42	169,656		25,711		
Phase II	178,429				17%	141,983	55.87	25%	19%		0	0	23,111	120,833		122,632		0		<b> </b>
Hanover Townhomes	1,162,000	0	0	1,162,000	22,250	1,139,750	1,018,245	0	121,505	162,000	0	0	1,000,000	0	96	12,104		1,688	162,000	1
	12,104	0	0	12,104	2%	11,872	11.29	0%	10%	1,688	0	0	10,417	0		12,104		1,688		<b></b>
Herbert Landing Townhomes	2,320,000	340,000	0	1,980,000	9	1,980,000	1,796,000	110,000	84,000	410,000	0	0	100,000	0	14	36,429		29,286	410,000	
	165,714	24,286	0	141,429	0%	141,429	99.78	6%	4%	29,286	0	0	7,143	0		36,429		29,286	0.04=	
Hospital Linen Site	18,349,328	2,430,454	0	15,918,874	1 .0	15,918,874	11,660,000	600,000	3,658,874	2,217,287	0	0	0	0	62	35,763		35,763	2,217,287	1
Farmers Market Flats	295,957	39,201	0	256,756	0%	256,756	116.38	4%	23%	35,763	0	0	0	0		35,763		35,763	0.405	<del>                                     </del>
	12,785,000	1,913,000		10,872,000	1.800.000	9,072,000	5,785,000	650,000	2,637,000	2,435,000	0	. 0	1,350,000	0	48	78,854	3,785,000	50,729	2,435,000	)

	Project Information	g i rojecta o							Affordabil	itv								
	-,						Α			City Sta	indards		LIHTC S	andards	HUD St	andards		
	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Afford @ 3 Number		Affor @ 31 Number		Afford @ 51 Number			dable - 80% Percent	Afford @ > i Number	80%
	Minnesota Building	46 East Fourth Street	MNB Development, LLC	New construction; rental	NA	Nordquist, Diane	137		14	10%	14	10%	109	80%	0	0%	0	0%
	Northern Warehouse	308 Prince Street	Artspace Projects, Inc.	Rehabilitation; rental	NA	Nordquist, Diane	52		0	0%	0	0%	38	73%	0	0%	14	27%
	The Penfield	Block withing 10th, 11th, Robert &	Alatus Partners 651-209-6560	New construction; ownership	NA	Franchett, Marie	304		0	0%	0	0%	0	0%	0	0%	304	100%
	PPL-Delancey	700/710/716 Selby Avenue	PPL Selby Avenue LLC	Rehabilitation; special needs rental		Hawkinson, Stephanie	37		13	35%	6	16%	18	49%	0	0%	0	0%
	Printers Row Phase Three	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership		Carlson, Al	26		0	0%	0	0%	0	0%	0	0%	26	100%
CTS	Renaissance Box	509 Sibley Street	Aeon	New construction; special needs rental/gen occ rental		Nordquist, Diane	67		14	21%	21	31%	22	33%	0	0%	0	0%
PROJECTS	Rondo Hip and HIP- HOP Round II Salvation Army Booth	Citywide	Rondo Community Land Trust	,	NA	Hawkinson, Stephanie	5		0	0%	0	0%	0	0%	5	100%	0	0%
Ε	Brown House Phase 2	1471 Como Avenue	651-646-2601	supportive housing	NA	Trulsen, Joan	17		17	100%	0	0%	0	0%	0	0%	0	0%
DEVELOPMENT	Salvation Army Booth Brown Phase 3		The Salvation Army 651-646-2601	supportive housing	NA	Trulsen, Joan	8		8	100%	0	0%	0	0%	0	0%	0	0%
VELO	Sholom East Campus Project	730 & 740 Kay bounded by Miss. River,	Sholom Home East, Inc.		NA	Trulsen, Joan	120		60	50%	0	0%	0	0%	0	0%	60	50%
8	West Side Flats (Llewellyn) Willow Reserve	Wabasha, Fillmore,	West Side Flats Urban Development LLC		NA	Franchett, Marie	126		0	0%	0	0%	0	0%	0	0%	126	100%
	Townhomes (Maryland YWCA Grotto Street	391 West Maryland Avenue 138 and 142 North	YWCA of Saint Paul	New construction; ownership Rehabilitation; rental	NA NA	Bayers, Dan Carlson, Al	36		0	0%	0	0%	0	0%	9	25%	27	75%
	Supportive Housing Single Family DevCoord.	Grotto Street		·		•	8		8	100%	0	0%	0	0%	0	0%	0	0%
	Hsng Invest Prog	Scattered Sites	Dayton's Bluff NHS 651-774-6995	ownership	NA	Various	3		0	0%	0	0%	0	0%	3	100%	0	0%
	Single Family Collaborative	Scattered Sites	CDC's & Habitat for Humanity	ownership	NA	Various	29		0	0%	11	38%	0	0%	18	62%	0	0%
	Private Sector Development SUBTOTALS	Scattered Sites	Various	New construction; ownership	NA	To be reported quarterly	NA 1.295	0	Not ava		Not av		Not av	ailable 21.5%		railable	Not ava	
							,	U		18.4%	63 cumulative	4.9% 23.2%	278	44.7%	46	48.3%	659	50.9%
	d Projects					Closed Projects	1,208		122	10.1%	97 cumulative	8.0% 18.1%	150	12.4% 30.5%	28	32.9%	811	67.1%
lotai	Closed/Develop Proj			TOTAL CLOSE	ED & DEV	ELOPMENT PROJECTS	2,503		360	14.4%	160 cumulative	6.4% 20.8%	428	17.1% 37.9%	74	3.0% 40.8%	1,470	58.7%
PRE-I	DEVELOPMENT PRO																	
	208 Bates Avenue - Invest Saint Paul	208 Bates Avenue	Unknown		NA	Pemberton, Sheri	0		0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
	2700 University Avenue	2700 University Avenue	Wellington Management 651-999-5511	New construction; ownership		Trulsen, Joan	97		0	0%	0	0%	0	0%	0	0%	97	100%
s	Barclay and Rose Phalen Village	1178 Barclay and Rose	N & G Properties		NA	Pemberton, Sheri	0		0	0%	0	0%	0	0%	0	0%	0	0%
PROJECTS	Frogtown Square (Dale Street Village)	NE Corner of University & Dale	North East Dale University, LLC	rental	NA	Trulsen, Joan	46		46	100%	0	0%	0	0%	0	0%	0	0%
PRO	Hafner's Site	1590 White Bear Avenue			NA	Pemberton, Sheri	0		0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
AENT	Herbert Landing	1611 Case Avenue	Twin Cities Habitat for Humanity	New construction; ownership		Pemberton, Sheri	6		0	0%	6	0%	0	0%	0	0%	0	0%
LOPI	Island Station	380 Randolph Avenue	Executive Property Management/Townsend	·	NA	Franchett, Marie	0		0	0%	0	0%	0	0%	0	0%	0	0%
DEVE	James Griffin Garden Rowhouses	St. Anthony & Fry St	James Garrett, 4RM+ULA 651-775-3494	New construction; ownership		Hawkinson, Stephanie	5		0	0%	0	0%	0	0%	0	0%	5	100%
PRE-DEVELOPMENT	Lexington Park - Ownership	SW Corner of Lexington & University	Wellington Management 651-999-5511	New construction; ownership		Trulsen, Joan	40		0	0%	0	0%	0	0%	30	75%	10	25%
	Malcolm Shabazz Apartments	600 Central Avenue West	651-227-5133	Rehabilitation; rental	NA	Hawkinson, Stephanie	72		0	0%	72	100%	0	0%	0	0%	0	0%
	Phalen Blvd - RR Island Housing Phase I PPL W. 7th Housing	Arkeright at Tedesco; Rivoli 23xx W. 7th Street	Unknown  Project for Pride in Living, Inc	New construction  New construction; rental	NA NA	Pemberton, Sheri Hawkinson, Stephanie	0 44		0	#DIV/0!	0	#DIV/0! 70%	13	#DIV/0!	0	#DIV/0!	0	#DIV/0!
	FFE W. /(II Mousing	ZOAA WV. /III OIFBBI	612-455-5101	supportive housing	INA	mawkinson, Stephanie	44		0	U%	31	/0%	13	30%	0	0%	0	υ%

Project Information	Project Cost				Housing Cost		Dwelling Unit Co	st		Public/Non-Pro	fit Cost/Source					Cost versus Su	bsidy per DU			Private
	В	С	D	Е	F	G	н	ı	J	K	L	М	N	0		Р		Q		R
		Redevelop-			Housing extra-	Dwelling Unit	Hard				HRA Land			Bonds/Tax		Public/Non-		City/HRA Direct/TIF/ Write-Down	Subsidy:add city	ĺ
Name	TDC (TDC/DU)	ment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	ordinary Cost (% of Hsg Cst)	Cost (per DU)	Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Credits (per DU)		Profit Cost (subsidy)	Subsidy:add 2 subsidy columns	Cost (subsidy)	direct col + TIF + land writedown	Private (% of TDC)
Minnesota Building	24,952,828 182,137	379,800 2,772	0	24,573,028 179,365	3,511,474 14%	21,061,554 153,734	11,753,526 94.36	5,152,000 21%	4,156,028 17%	0	0	1,400,000	6,878,128 50,205	16,674,700 121,713		182,137 152,297	20,864,700	10,219 10,219	1,400,000	09
Northern Warehouse	8,414,036 161,808	6,080,000 116,923	0	2,334,036 44.885	523,977	1,810,059	483,559 #DIV/0!	0	1,326,500 57%	1,176,476	0	10,219	250,000 4,808	5,229,285 100.563	52	127,995 61,168		22,625	1,176,476	1,758,27
The Penfield	161,808	116,923	0	44,885	22% 0 #DIV/0!	34,809 0	0	0% 0 #DIV/0!	5/% 0 #DIV/0!	22,625 0	0	0	4,808	100,563	0	61,168	0	22,625 0 31,579	9,600,000	#DIV/0!
PPL-Delancey	2,709,577	0	0	2,709,577	0	2,709,577	1,915,619	286,109	507,849	1,000,000	0	0	1,709,577	0	37	73,232	2,520,376	27,027	1,000,000	(
Printers Row Phase	73,232 7,284,630	95,000		73,232 7,189,630	0% 495,000	73,232 6,694,630	54.97 4,485,000	11% 372,272	19% 1,837,358	27,027 0	116,000	0	46,205 0	0	0	68,118 4,462	116,000	27,027 4,462	116,000	7,168,630
Renaissance Box	280,178 15,901,344	3,654 251,250	3,654 0	276,524 15,650,094	7% 2,430,506	257,486 13,219,588	162.45 6,733,726.00	5% 2,526,039	26% 3,959,821	0	4,462 0	0	15,009,792	0		4,462 224,027	13,535,104	4,462 0	300,000	98% 891,552
Rondo Hip and HIP- HOP Round II	237,333 1,125,000	3,750 0	0	233,583 1,125,000	16%	197,307 1,125,000	359.48 150,000	16% 925,000	25% 50,000	300,000	0	0	224,027 0	0		202,016 60,000	300,000	4,478 60,000	300,000	6% 825,000
Salvation Army Booth	225,000 1,861,566	0	0	225,000 1,861,566	0%	225,000 1,861,566	20.00 1,482,195	82% 46,000	4% 333,371	60,000 508,000	0	0	1,012,500	0	17	60,000 89,441	1,520,500	60,000 29,882	508,000	73% 341,066
Brown House Phase 2 Salvation Army Booth	109,504 883,147	0	0	109,504 883,147	0%	109,504 883,147	34.03 689.208	2% 33.000	18% 160.939	29,882 341,574	0	0	59,559 341,573	0	8	89,441 85,393	683.147	29,882 42,697	341.574	18%
Salvation Army Booth Brown Phase 3  Sholom East Campus Project West Side Flats	110,393 57,887,481	0	0	110,393 57,887,481	0% 1,240,000	110,393 56,647,481	15.82 47,180,752	4% 1,921,000	18% 7,545,729	42,697 0	0	0	42,697 5,934,758	38,078,946		85,393 366,781	5,934,758	42,697	0	13,873,777
Project West Side Flats	482,396 1,133,265	1,133,265	0	482,396	2%	472,062	334.14	3%	13%	0	0	0	49,456 1,133,265	317,325		49,456 8,994		0	0	24%
(Llewellyn) Willow Reserve	8,994 11,162,565	1,347,970	0	9,814,595	#DIV/0! 219,500	9,595,095	0.00 7,582,600	#DIV/0! 432,000	#DIV/0! 1,580,495	3,076,500	673,500	0	8,994 513,665	0		8,994 118,435		104,167	3,750,000	0% 6,898,900
Townhomes (Maryland	310,071	1,347,970	0	272,628	219,500	266,530	52.83	432,000	16%	85,458	18,708	0	14,268	0		118,435		104,167		62%
YWCA Grotto Street Supportive Housing	1,041,800 130,225	0	0	1,041,800 130,225	0%	1,041,800 130,225	925,550 121.78	0%	116,250 11%	377,800 47,225	0	0	664,000 83,000	0		130,225 130,225		47,225 47,225	377800	0%
Single Family DevCoord. Hsng Invest Prog	645,000 215,000	0	0 0	645,000 215,000	0 0%	645,000 215,000	435,000 80.56	210,000 33%	0 0%	47,965 15,988	0	0	75,000 25,000	0	3	40,988 25,000		15,988 15,988	47,965	522,035 81%
Single Family Collaborative	4,930,000 170,000	0 0	0 0	4,930,000 170,000	0 0%	4,930,000 170,000	3,944,000 525.87	217,500 4%	768,500 16%	600,000 20,690	188,500 6,500	0	600,000 20,690	0 0	29	47,879 48,103		27,190 27,414	795,000	3,541,500 72%
Private Sector Development	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	0	0	0	0	0		0		0		100%
SUBTOTALS	199,541,662 0.1%	14,261,493	95,000	185,280,169	12,490,143	172,790,026	116,633,100	24,139,897	32,027,027	17,144,388 29514292.8%	<b>978,000</b> 0%	1,400,000 1%		<b>71,847,252</b> 36%	535		72,600,085		27,097,272	<b>63,331,276</b> 32%
losed Projects	368,469,912 305,025	16,662,181	10,741,104	342,632,731	9,772,743	332,859,988	0	0		7%	<b>122,400</b> 0%	15,775,749 4%	19,873,819 5%	<b>55,163,159</b> 15%	195		75,560,850		32,425,299	<b>251,843,831</b> 68%
otal Closed/Develop Proj	568,011,574 226,932	30,923,674	10,836,104	527,912,900	22,262,886	505,650,014	116,633,100	24,139,897	32,027,027	42,835,342 8%	1,100,400 0%			127,010,411 22%	730		148,160,935		59,522,571	<b>315,175,107</b> 55%
PRE-DEVELOPMENT PRO 208 Bates Avenue -	ol	0	0	0	0	0	n	0	0	0	0		0	ol	n	#DIV/0!	0	#DIV/0!	0	
Invest Saint Paul 2700 University	#DIV/0! 25,327,000	#DIV/0! 2,803,000	#DIV/0! 827.000	#DIV/0! 21,697,000	#DIV/0!	#DIV/0! 21,697,000	0.00	#DIV/0! 2,545,000	#DIV/0! 6,152,000	#DIV/0!	#DIV/0!	#DIV/0! 1,500,000	#DIV/0!	#DIV/0!	0	#DIV/0! 15,464	1.500.000	#DIV/0! 15,464	1.500.000	#DIV/0! 23,827,000
Avenue Barclay and Rose	261,103	28,897	8,526	223,680	0%	223,680	0.00	12%	28%	0	0	15,464	0	0		15,464		15,464	1,500,000	94%
Phalen Village	0	0	0	0	0%	0 000 074	0.00	#DIV/0!	#DIV/0!	0	0	0	0	0		0	0 004 500	0	0 400 000	#DIV/0!
Frogtown Square (Dale Street Village)	13,080,697 284,363	970,984 21,108	0	12,109,713 263,255	2,477,039 20%	9,632,674 209,406	7,073,515 49.28	989,018 8%	1,570,141 13%	3,400,000 73,913	0	0	3,735,792 81,213	5,944,905 129,237	46	284,363 215,685		73,913 73,913	3,400,000	0%
Street Village) Hafner's Site	0	0	0	0	0	0	0.00	0%	0%	0	0	0	0	0	0	0	0	0	0	0%
Herbert Landing	1,716,923 0	509,597 0	0 0	1,207,326 0	255,000 0%	952,326 0	840,000 0.00	1 0%	112,325 0%	280,000 0	104,000 0	0	317,264 0	0		0	701,264	0	384,000	1,015,659 0%
Island Station	0 0	0	0 0	0	0 0%	0 0	0 0.00	0 0%	0 0%	0 0	0	0	0	0 0		0	0	0	0	0%
Island Station  James Griffin Garden Rowhouses	2,218,443 443,689	0	0	2,218,443 443,689	633,636 29%	1,584,807 316,961	1,000,403 64.88	35,900 2%	548,504 25%	673,636 134,727	0	0	0	0	5	134,727 134,727	673,636	134,727 134,727	673,636	1,544,807 70%
Ownership	9,507,000 237,675	1,900,000 47,500	0	7,607,000 190,175	0 0%	7,607,000 190,175	6,211,562 127.81	0 0%	1,395,438 18%	475,000 11,875	0	1,525,000 38,125	0	0		50,000 38,125		50,000 38,125	1,525,000	7,507,000 79%
Malcolm Shabazz Apartments	3,500,000 48,611	0	0	3,500,000 48,611	0 0%	3,500,000 48,611	3,500,000 55.94	0	0	750,000 10,417	0	0	2,750,000 38,194	0		48,611 48,611	3,500,000	10,417 10,417	750,000	09
Phalen Blvd - RR Island Housing Phase I	0 #DIV/0!	0 #DIV/0!	0 #DIV/0!	0 #DIV/0!	0 #DIV/0!	0 #DIV/0!	0 0.00	0 #DIV/0!	#DIV/0!	0 #DIV/0!	0 #DIV/0!	#DIV/0!	0 #DIV/0!	0 #DIV/0!	0	#DIV/0! #DIV/0!	2,520,376	#DIV/0! #DIV/0!	1,000,000	#DIV/0!
PPL W. 7th Housing	11,128,260 252,915	1,553,200 35,300	0	9,575,060 217.615	0	9,575,060 217,615	7,062,640 84.08	0%	2,512,420 26%	1,500,000	0	0	1,850,000 42,045	6,857,604 155,855		231,991	10,207,604	34,091 21,136	930,000	920,656
1	202,010	30,000	· ·	217,013	376	217,010	34.00	076	2070	54,001			-12,040	100,000		201,001	1	21,100		- 0/6

	Project Information								Affordabi	lity								
							Α			City Sta	andards		LIHTC S	tandards	HUD Sta	andards		
	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units		dable 30% Percent	Affor @ 31 Number	dable - 50% Percent		dable - 60% Percent	Affor @ 61 Number	dable - 80% Percent	Afford @ > Number	80%
?	Railroad Island Phase 2 - Stage 2		Dayton's Bluff NHS 651-774-6995	New construction; ownership [HRA]	NA	Pemberton, Sheri	98		0	0%	0	0%	0	0%	0	0%	98	100%
	River Bluff/Koch Mobil - Phases 2-3	West 7th & Otto	Brighton Devl Corporation 612-332-5666	New const; owner/rental	NA	Trulsen, Joan	672		0	0%	0	0%	0	0%	0	0%	672	100%
	Redeemers Apartments	313 N Dale St	Community Housing Dev. Corp	RehabSupportive/Spec. needs rental	NA	Hawkinson, Stephanie	151		0	0%	150	99%	0	0%	1	1%	0	0%
	Sankofa Apartments	625 Chatsworth and 990 Lafond	Model Cities of St. Paul, Inc	Rehabilitation; rental supportive housing	NA	Hawkinson, Stephanie	16		16	100%	0	0%	0	0%	0	0%	0	0%
	Schmidt Brewery (Bottling House)	882 7th Street West	Dominium Development and Acquistion LLC	New construction; rental	NA	Nordquist, Diane	131		0	0%	0	0%	131	100%	0	0%	0	0%
	Stryker Project	605-617 Stryker	Neighborhood Development Alliance (NeDA)	New construction; ownership	NA	Collins, Joe	12		0	0%	0	0%	0	0%	3	25%	9	75%
	Wilder Apartments at Snelling	545 N. Snelling Avenue	Amherst H. Wilder Foundation	RehabSupportive/Spec. needs rental	NA	Hawkinson, Stephanie	76		76	100%	0	0%	0	0%	0	0%	0	0%

SUBTOTALS 1,466

CLOSED, DEVELOP. & PREDEVEL SUBTOTALS 3,969 DEVEL. SUBTOTALS CLOSED, DEVELOPMENT & PRE-DEVELOPMENT SUBTOTALS 3,969

CONCEPTUAL PROJECTS

CONC	EPTUAL PROJECTS							
	Adult Detention Center/West	12 & 50 Kellogg Blvd W.		New construction; ownership	NA	Franchett, Marie	0	
	The Bridges of St. Paul	Wabasha, Plato, Fillmore, Lafayette	JLT Group Inc.	New construction; ownership	NA	Franchett, Marie	4,321	
	East 7th, Minnehaha & Reaney	East 7th, Minnehaha & Reaney		ownership	NA	Pemberton, Sheri	150	
	Gateway - Phase 2	2550 W. 7th Street	Sherman Rutzick and Mendota Homes 651-604-0967	New construction; ownership	NA	Trulsen, Joan		
	Hamm's	S. side of Minnehaha b/t Payne & Arcade		New construction & rehab; ownership	NA	Pemberton, Sheri		
	Hafner's Site	1590 White Bear Avenue		New construction;	NA	Pemberton, Sheri		
	Hillcrest Phase 3	White Bear & Larpenteur		New construction	NA	Sanchez, Tom	90	
ECTS	Lexington Commons	375 Lexington Pkwy North	CommonBond Communities 651-290-6213	Rehabilitation; rental	NA	Trulsen, Joan	48	
CONCEPTUAL PROJECTS	Lowertown Bluffs Depot	293 Commercial Street		Mixed use; comm. New ownership	NA	Pemberton, Sheri		
JALF	The Metro Phase II	2643 University Avenue	Wellington Management 651-999-5511	New construction; ownership	NA	Nordquist, Diane	43	
EPT	Payne & Bush	SE Corner of Payne & Bush		New construction; ownership	NA	Pemberton, Sheri	30	
SONO	Payne - Phalen Phases 2, 3 & 4	Payne Ave/Phalen Blvd	Sherman Associates 612-332-3000	New construction; ownership & commercial	NA	Pemberton, Sheri	111	
	Phalen West/Bruce Vento Nghbd	Whitall & Westminster	DBNHS & ESNDC 651-774-6995 / 651-771-1152	New construction & rehab; ownership [HRA]	NA	Pemberton, Sheri	14	
	Rice Street Senior Housing	Geranium & Ablemarle	Mendota Homes, Inc and Sherman Rutzick	New construction; Senior Rental	NA	Bayers, Dan	47	
	Selby/Victoria	160 Victoria Street	Global Construction & Investment Company, Inc.	New construction; ownership [HRA]	NA	Hawkinson, Stephanie	14	
	Sunny Hecks (Echo Housing)	White Bear & Case		Acq; demo/new cnst; ownership/rental	NA	Pemberton, Sheri	30	
	Troutbrook	1581 Jackson St		New construction; senior rental [HRA]	NA	Pemberton, Sheri		
	West Side Flats Redevelopment Area	Miss. River, Starkey, Fillmore, Wabasha, Plato, Robert Livingston	JLT Group Inc.	New constr; ownership	NA	Franchett, Marie	4,321	
		Maryland & Hazelwood	Unknown	Acq; demo/new cnst; ownership	NA	Pemberton, Sheri	10	
	SUBTOTALS						9,229	

Affordability/City Standards: The City of Saint Paul is committed to producing at least 20% of new production units affordable to households at or below 50% of the area median income, with 10% of the units affordable at 30% of the area median (a total of 1,000 units of affordable housing within Housing 5000: 500 of the units will be affordable to households at or below 30% of the area median income and 500 units will be affordable to households between 31-50% of the area median income and 500 units will be affordable to households

SUBTOTALS 9,22

GRAND TOTALS 13,198

		g Projects Sc	Diecaiu																		
	Project Information	Project Cost				Housing Cost		<b>Dwelling Unit Co</b>	st		Public/Non-Prof	it Cost/Source					Cost versus Su	ıbsidy per DU			Private
		В	С	D	E	F	G	Н	ı	J	K	L	М	N	0		P		Q		R
		TDC	Redevelop- ment Costs	Public Imprmnts	Housing Costs	Housing extra- ordinary Cost	Dwelling Unit Cost	Hard Construction	Land/Bldg	Soft Costs	City/HRA Direct	HRA Land Write-Down	City/HRA TIF	Other Partners	Bonds/Tax Credits		Public/Non- Profit Cost	Subsidy:add 2	City/HRA Direct/TIF/ Write-Down Cost	Subsidy:add city direct col + TIF +	Private
	Name	(TDC/DU)	(per DU)	(per DU)	(per DU)	(% of Hsg Cst)	(per DU)	(per GSF)	(% of Hsg Cst)	(% of Hsg Cst)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)		(subsidy)	subsidy columns	(subsidy)	land writedown	(% of TDC)
ပ	Railroad Island Phase 2 - Stage 2	21,338,565 217,740	1,963,740 20,038	1,047,328 10,687	19,374,824 197,702	0 0%	19,374,824 197,702	16,996,641	294,000	2,084,183	1,888,931 19,275	294,000	0	1,720,611 17,557	0	98	39,832 39,832		22,275 22,275	2,182,931	17,435,023 82%
<u>C</u>	River Bluff/Koch Mobil -	176,588,635	10,772,010	7,853,896	165,816,625	0%	165,816,625	139.82 120,502,481	2% 11,880,893	33,433,251	19,2/5	3,000	13,273,251	1,750,868	0		22,357	15,024,119	19,752	13,273,251	161,564,516
PROJEC.	Phases 2-3	262,781	,,	1,000,000	246,751	0%	246,751	149.43	7%	20%	0	0	19,752	2,605	0		22,357		19,752	,=,=	91%
	Redeemers	14,492,764	5,930,854		8,561,910		8,561,910	6,527,000	0	2,034,910	1,960,147	0	0	5,552,617	6,930,000	151	95,647	14,442,764	12,981	1,960,147	50,000
Ä	Apartments Sankofa Apartments	95,979 1,890,646	39,277 15,224		56,701 1,875,422	0%	56,701 1,875,422	93.65 838,646	#DIV/0! 828,217	24%	12,981 250,000	0	0	36,772 1,570,000	45,894	16	113,750	1,820,000	12,981 15,625	250,000	0% 70,646
	Garikola Apartirierita	118,165	952		117,214	0%	117,214	85.86	44%	200,335	15,625	0	0	98,125	0	10	113,750		15,625	230,000	4%
2	Schmidt Brewery	47,875,119	1,150,000	0	46,725,119	6,686,859	40,038,260	17,777,650	7,300,000	14,960,610	1,600,000	0	1,923,000	1,150,000	32,091,390	131	280,644	23,514,390	26,893	3,523,000	11,110,729
DEVELOPM	(Bottling House)	365,459 3.651,183	8,779	0	356,680 3,078,496	14%	305,636 3.078,496	#DIV/0!	16%	32%	12,214 480.000	378.750	14,679	8,779	244,972		179,499		26,893	050 750	23%
- 14	Stryker Project	304,265	572,687 47,724	0	256,541	0%	256,541	2,434,320 85.41	0%	644,176 21%	40,000	378,750	0	637,713 53,143	0	12	124,705 124,705	, ,	71,563 71,563	858,750	2,154,720 59%
8	Wilder Apartments at Snelling	2,621,130 34,489	0	0	2,621,130 34,489	0 0%	2,621,130 34,489	2,156,880 170.75	0%	464,250 18%	501,130 6,594	0	0	2,120,000 27,895	0	/6	34,489 34,489		6,594 57,632	4,380,000	0%
	SUBTOTALS		26,588,096	9,728,224			286,340,475	198,859,099	23,873,029			776,750	18,221,251		44,966,295	535	- ,	80,643,838		34,660,715	
01.00	ED, DEVELOP. & PRE-	220,879 891,819,679	57,511,770	20,564,328	824,305,908	32,315,420	195,321 791,990,488	315,492,199	48,012,926	95,635,374	4% 55,094,186	1,877,150	6%		171,976,706	1,265					70% 541,455,207
	L. SUBTOTALS	224,696	37,311,770	20,304,320	024,000,000	32,313,420	199,544	515,432,133	40,012,320	33,033,374	6%	0%	4%		19%	1,200					61%
CON	CEPTUAL PROJECTS	;				_															
	Adult Detention	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	15,024,119	0	13,273,251	0
	Center/West The Bridges of St. Paul	0	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0	0	0	0	0	0	0%
	The bridges of St. 1 au	0	0	0	0	0%	0	0.00	0%	0%	0	0	Ó	0	0	0	0	· ·	0	0	0%
	East 7th, Minnehaha &	30,000,000	2,000,000		28,000,000		27,700,000	25,100,000	0	2,600,000	2,500,000	0	0	4,700,000	3,200,000	150	69,333		16,667	2,100,000	19,600,000
	Reaney Gateway - Phase 2	200,000	13,333	3,333	186,667	1%	184,667	#DIV/0!	0%	9%	16,667	0	0	31,333	21,333		66,667		14,000		65%
	Galeway - 1 Hase 2	0	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0		0		0		0%
	Hamm's	0	0	0	0	0%	0	0.00	0%	00%	0	0	0	0	0		0		0		0%
	Hafner's Site	12,654,900	2,042,050	0	10,612,850		10,612,850	7,994,170	615,000	2,003,680	1,324,900	615,000	0	0	0	0	0	1,939,900	0	1,939,900	10,715,000
		#DIV/0!	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0		0		0		0%
	Hillcrest Phase 3	18,950,000 210,556	1,400,000 15,556		17,550,000 195,000		16,350,000 181,667	12,600,000 121.74	600,000 3%	3,150,000	6,350,000 70,556	0	2,500,000 27,778	500,000 5.556	0	90	103,889 103,889		98,333 98,333	8,850,000	9,600,000 51%
2	Lexington Commons	210,330	15,556	15,556	195,000	0	181,007	0	0	0	70,336	0	27,778	0,336	0		103,869	0	90,333	0	0
2	-	0	0	0	0	#DIV/0!	0	0.00	#DIV/0!	#DIV/0!	0	0	0	0	0		0		0		#DIV/0!
PROJECTS	Lowertown Bluffs Depot	9,307,143 0	360,000 0	0	8,947,143 0	0 0%	8,947,143 0	7,218,723 0.00	438,148 0%	1,290,272 0%	0	0	0	270,000 0	0	0	0	270,000	0	0	9,037,143 0%
	The Metro Phase II								201	0%											
EPTUAL	Payne & Bush	U	U	U	0	0%	U	0.00	0%	0%	U	U		U	U		U		U		0%
H	-	0	0	0	0	0%	0	0.00	#DIV/0!	#DIV/0!	0	0	0	0	0		0		0		0%
CONCI	Payne - Phalen Phases 2, 3 & 4	0	n	n	n	0%	n	0.00	0%	0%	0	n	0	n	0		n		n		0%
"	Phalen West/Bruce	1,000,000	0		1,000,000	)	1,000,000	0.00			430,000	0	300,000			14	52,143	730,000	52,143	730,000	270,000
	Vento Nghbd Rice Street Senior	71,429	0	0	71,429	0%	0	0.00	0%	0%	30,714	0	21,429	0	0		52,143		52,143	4.540.5:-	27%
	Hice Street Senior Housing	15,822,710 336,653	4,542,710 96,653	0	11,280,000 240,000	0 0%	11,280,000 240,000	7,914,290 415.67	0%	3,365,710	4,542,710 96,653	0	0	0	0	4/	96,653 96,653		96,653 96,653	4,542,710	11,280,000 71%
	Selby/Victoria	0	0	0	0	0 0	0	0 0.00	0	0	0	0	0	0	0	14	0	0	0 178,571	2,500,000	#DIV/0!
	Sunny Hecks (Echo	5,613,243	679,054	U	4,934,189	87,568	4,846,622	4,122,973	91,216	632,432	608,108	0	0	1,883,514	405,405	30	96,568	2,349,730	20,270	425,676	2,716,216
	Housing)	187,108	22,635	0	164,473	2%	161,554	132.94	2%	13%	20,270	0	0	62,784	13,514		78,324		14,189	-,-	48%
	Troutbrook	5,134,400 0	339,400 0	0	4,795,000 0	0 0%	4,795,000 0	4,450,000 0.00	34,400 0%	310,600 0%	100,000 0	34,400 0	0	4,900,000 0	0 0		0	5,034,400	0 0	134,400	100,000 0%
	West Side Flats Redevelopment Area	0	0	0	0	0 #DIV/0!	0	0 0.00	#DIV/0!	#DIV/0!	0	0	0	0	0	0	0	0	0 1,014	4,380,000	0 #DIV/0!
	Woodview Townhomes (Echo Housing)	1,871,081	226,351		1,644,730	29,189	1,615,541	1,374,324	30,405	210,811	202,703	0	0	627,838	135,135	10	96,568		20,270	141,892	905,405
L	SUBTOTALS	187,108 100,353,477	22,635 11.589.565		164,473 88,763,912	1,616,757	161,554 <b>87,147,155</b>	132.94 <b>70,774,480</b>	1,809,170	13,563,505	20,270 16.058.421	649.400	2.800.000	62,784 12,881,351	13,514 <b>3,740,541</b>	355	78,324 <b>515,154</b>		14,189 <b>304,337</b>	39,017,829	48% <b>64,223,765</b>
	JUBIUIALS	10,874	11,000,000	1,500,000	50,703,912	. 1,010,757	07,147,133	10,114,400	1,009,170	13,303,303	16%	1%			3,740,541	300	313,134	30,024,102	304,337	55,017,629	34,223,703
	GRAND TOTALS	992,173,156 75,176	69,101,336	22,464,328	913,069,820	33,932,177	879,137,644	386,266,679	49,822,096	109,198,879	71,152,607	2,526,550	38,197,000 4%	98,900,781 10%	175,717,247 18%	1,620		50,024,102		39,017,829	<b>605,678,972</b> 61%

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the Cify of Sain Paul, Minnesota, nor are either parties responsible for any outsions or errors. Except for Closed Projects, all teams are subject to final negolidations and approval, the sources of funds may not be an actual commitment or approval of funds by the Chly+HRA or any other funding partner and developers listed for projects are also subject to

	change.					
Project Information						
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. Dwel Uni
ble HRA Owned Par		Вотогорог	,	0.000	,,	
	436 Case Ave	ESNDC/DBNHS	Vacant land, 0.10 acres	NA	Pemberton, Sheri	
Desoto)	400 Oase Ave	651-771-1152 / 651-774-6995	[HRA]	INA	i emberton, onen	
DeSoto & Otsego	655 DeSoto	UNKNOWN	Vacant land with issues, 0.11 acres [HRA]	NA	Filice, Amy	
Erie & Palace	404 Erie Street	UNKNOWN	Vacant land, 0.09 acres [HRA]	NA	Carlson, Al	
Fremont (b/t Hazel & White Bear)	N. side of Fremont (b/t Hazel/WB)	UNKNOWN	Vacant land, 0.84 acres [HRA]	NA	Filice, Amy	
Jenks (b/t Mendota & Arcade)	857 Jenks	UNKNOWN	Vacant land with issues, 0.10 acres [HRA]	NA	Filice, Amy	
SE Corner Lafond & Dale	SE Corner Lafond & Dale	UNKNOWN	Vacant land, 0.14 acres [HRA]	NA	Carlson, Al	
Lafond & Galtier	253 Lafond	UNKNOWN	Vacant land with issues, 0.11 acres [HRA]	NA	Lee, Shoua	
Mounds Blvd & Plum St	N. corner-Mounds Blvd & Plum St	DBNHS/Guptil 651-774-6995	Vacant land, 1.35 acres [HRA]	NA	Pemberton, Sheri	
Prosperity & Barclay	1381 Prosperity	UNKNOWN	Vacant land with issues, 0.53 acres [HRA]	NA	Filice, Amy	
Rice St (b/t Lyton & Sycamore)	796 Rice Street	Twin Cities Roofing	Vacant land, 0.24 acres [HRA]	NA	Filice, Amy	
Sherburne (b/t Marion & Rice)	192 Sherburne	UNKNOWN	Vacant land with issues, 0.12 acres [HRA]	NA	Carlson, Al	
Third Street & Maria	669 3rd St East	UNKNOWN	New construction; 0.09 acres [HRA]	NA	Pemberton, Sheri	
Third Street & Maria Corner	679 3rd St, 308-310 Maria	UNKNOWN	Vacant land with issues; 0.31 acres [HRA]	NA	Filice, Amy	
Tot Lot (temporary)	SW Corner of 4th & Sibley	UNKNOWN	Vacant land; 0.20 acres [HRA]	NA	Carlson, Al	
SE Corner Van Buren & Dale	SE Corner Van Buren & Dale	UNKNOWN	Vacant land; 0.16 acres [HRA]	NA	Carlson, Al	

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Project Information							Affordabili									
						Α		City Sta	andards		LIHTC St	andards	HUD St	andards		
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dweling Units	Afford: @ 30 Number	1%	Affor @ 31 Number	- 50%	Afford @ 51 Number	- 60%	Affor @ 61 Number			dable 80% Percen
Closed	005.0	140404110	In the second	0000	lu 1: 0: 1 :											
895 Central Avenue	895 Central Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	C
229 Earl Street	229 Earl Street	Gretchen Gilbertson 218-353-7644	Rehabilitation; ownership	2007	Pemberton, Sheri	1	0	0%	0	0%	0	0%	1	100%	0	0
394 East Sidney	394 East Sidney	NeDA 651-292-9652	Rehabilitation; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0
741 Fuller Avenue	741 Fuller Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0
707 Fuller Avenue	707 Fuller Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0
157 Winifred Street West	157 Winifred Street West	NeDA 651-292-9652	Rehabilitation; ownership	2007	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0
MCASA 2008 Scattered Site	Scattered Sites	MCASA LLC	Rehabilitation; ownership	2008	Hawkinson, Stephanie	10	0	0%	0	0%	0	0%	10	100%	0	0
Subtotals  DEVELOPMENT				•		16	0	0%	0 cumulative	0% 0%	0	0%	16	100%	0	0
235 Belvidere Street East	235 Belvidere Street East	NeDA 651-292-9652	New construction; ownership	NA	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0
132 Winifred Street East	132 Winifred Street East	NeDA 651-292-9652	New construction; ownership	NA	Hawkinson, Stephanie	2	0	0%	0	0%	0	0%	2	100%	0	0
Twin Cities Habitat for Humanity	Invest St. Paul Dist. 4 & 5	Twin Cities Habitat for Humanity, Inc.	Rehabilitation; ownership	NA	Bayers, Dan	120	0	0%	120	100%	0	0%	0	0%	0	0
Subtotals  PRE DEVELOPMENT						123	0	0%	120 cumulative	100% 98%	0	0%	3	200%	0	0
548 Blair Avenue	548 Blair Avenue	Greater Frogtown CDC 651-848-2021	Rehab; ownership	NA	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0
802 Edmund	802 Edmund	Twin Cities Habitat for Humanity, Inc.	Rehab; ownership	NA	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	0
884 Western Avenue	884 Western Avenue	Twin Cities Habitat for Humanity, Inc.	Rehab; ownership	NA	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	C
Subtotals			*			3	0	0%	•	33%	0	0%	- 1	33%	0	

Pr	ject Information	Project Cost				Housing Cost		Dwelling Unit C	Cost		Public/Non-Pro	fit Cost/Source				Cost versus Su	bsidy per DU	Private
		. В	С	D	E	F	G	н	- 1	J	K	L	М	N	0	P	Q	R
		TDC	Redevelop-	Public	Hausias Costs	Housing extra-	Dwelling Unit	Hard	Land/Bldg	C-# C+-	Cit of IDA Disease	HRA Land Write-Down	Chall IDA TIE	Other Bestern	Bonds/Tax Credits	Public/Non- Profit Cost	City/HRA Direct/TIF/ Write-Down	Drivete
NI-		(TDC/DU)	ment Costs (per DU)	(per DU)	Housing Costs (per DU)	ordinary Cost (% of Hsq Cst)	Cost (per DU)	Construction (per GSF)		Soft Costs (% of Hsq Cst)	City/HRA Direct (per DU)	(per DU)	(per DU)	Other Partners (per DU)	(per DU)	(subsidy)	Cost (subsidy)	Private (% of TDC)
	me	(100/00)	(per DO)	(per DO)	(per bo)	(% OI HSG USL)	(per DO)	(per dor)	(% Of FISY CSI)	(% of Hsy Cst)	(per DO)	(per DO)	(per DO)	(per DO)	(per DO)	(Subsidy)	(Subsidy)	(% 01 TDC)
Clo	Central Avenue	040.005	7.540		200.070	0	000 070	500.000		444.070	00.000			40.407		20.427	00.000	
895	Central Avenue	240,225 240,225	7,546 7,546		232,679	0%	232,679 232,679	583,963 701.88	0%	114,072 0%	20,000	0	0	49,167 49,167		69,167 49,167	20,000	
220	Earl Street	245,489	7,540		245,489	0/8	245,489	208.000	35.989			0	0	43,107		45,107	20,000	245,4
	Eur ou ou	245,489	0	0	245,489	0%		47.54	0%	0%	0	0	0	0		i o		0 240,40
394	East Sidney	210,000	0	C	210,000	0		82,260	88,500		20,000	0	0	20,000	C	40,000	20,000	
	•	210,000	0	C	210,000	0%	210,000	82.18	0%	0%	20,000	0	0	20,000	C	40,000	20,000	
741	Fuller Avenue	240,225	7,546	C	232,679	0	232,679	583,963	0	114,072		0	0	49,167	C	69,167	20,000	
		240,225	7,546	C	232,679	0%	232,679	701.88	0%		20,000	0	0	49,167	C	49,167	20,000	
707	Fuller Avenue	240,225	7,546	C	232,679	0		583,963	0		20,000	0	0	49,167	C	69,167	20,000	
L.		240,225	7,546		232,679	0%		701.88	0%	0%	20,000	0	0	49,167		49,167	20,000	
15 / We	Winifred Street	150,000	0	C	150,000	0		50,250	83,811	15,939	0	0		0	0	0	0	150,00
	ASA 2008	150,000 2,139,620	5,000	0	150,000	0%	150,000 2,134,620	37.44 818,550	0% 858,500	0% 457,570	300,000	0	v	439,620		73,962	30,000	0 1,400,00
	ttered Site	2,139,620	5,000		2,134,620	0%	2,134,620	545.70	0%	457,570	30,000	0	0	439,620		73,962	30,000	
	totals	2,860,295	27.638	0		0 /0		2,570,439	858,500			0	0		0		30,000	1,913,17
Jui	itotais	178,768	21,030		2,032,037	U	177,041	2,370,439	636,300	799,700	13%	0%			0%			1,913,17
	'ELOPMENT																	
	Belvidere Street	159,581	105,195	C	54,386	6,950		0	15,000			15,000		70,000	C	155,000		
Eas		159,581	105,195	0	54,386	0%	47,436	0.00	0%	0%	70,000	15,000	0	70,000	C	155,000	85,000	
132 Eas	Winifred Street	570,085	32,670	Q	537,415	33,500	503,915	339,464	60,000	104,451	45,000	0	0	93,000	C	69,000	22,500	
	n Cities Habitat	285,043 200,000	16,335	0	268,708 200,000	0%	251,958 200,000	37.72 200.000.00	0%	0%	22,500 200,000	0	0	46,500		69,000	22,500 1,667	
	Humanity	1,667	0	·	1,667	0%	1,667	#DIV/0!	0%	0%	1,667	0	0	0		1,007	1,007	0
Sul	totals	929,666	137.865	0		40,450		539,464	75,000	136,887		15,000	0	163,000	0	225,667	109,167	
		7,558	,			,	6,109			,	34%	2%			0%		,	47
PR	DEVELOPMENT																	
548	Blair Avenue	188,300	4,400	C	183,900	0	183,900	93,400	60,101	30,399	0	58,300	0	0	C	58,300	58,300	130,00
		188,300	4,400	0	183,900	0%	183,900	84.07	33%	17%		58,300	0	0	C	58,300		
802	Edmund	168,875	0	C	168,875	5,000	163,875	163,874	1	0	6,938	0	0	6,938	0	13,876	6,938	
		168,875	0	0	168,875	3%	163,875	32.77	0%	0%	6,938	0	0	6,938		13,876	6,938	
L		186,001	1	0	186,000	10,000	176,000	176,000	0	0	18,063	0	0	18,063	0	36,126	18,063	
884	Western Avenue																	
	viotals	186,001 374,301	1 4.401	0	186,000 369,900	5% 10.000	176,000 <b>359,900</b>	42.11 <b>269.400</b>	0% <b>60,101</b>	0% <b>30,399</b>	18,063 18,063	58,300	0	18,063 18,063	0	36,125	18,063	81° 279,87

## **Saint Paul's Housing Production**

# **Housing Closed Projects Scorecard**

2002-2005



The current area median income (AMI) is \$77,000. See chart on back page.

2/13/09

Project Information		going document is for information p	,			,		Affordab			y c	9=				р	_
,						Α			-,	andards		LIHTC S	tandards	HUD St	andards		
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	@	dable 30% Percent	Affor	dable - 50% Percent	@ 51	dable - 60% Percent	Affor @ 61 Number	dable - 80%	Afford @ > Number	80%
D PROJECTS																	_
60 State Townhomes	State and Concord	State Street Townhomes, LLC	New construction [HRA]; townhomes	2004	Hawkinson, Stephanie	20		0	0%	5	25%	0	0%	0	0%	15	
th Landing Passages)	1364 West 7th	RS Eden 651-222-4488	New const.; rental supportive housing	2002	Sanchez, Tom	13	12	12	92%	0	0%	1	8%	0	0%	0	
800 E Third Street mixed use)	800 East Third Street	Michlitsch Builders, Inc. 763-475-2503	Renovation; ownership condos	2004	Bayers, Dan	8		0	0%	0	0%	0	0%	2	25%	6	
808 Berry	Franklin & Emerald	Dominium 763-354-5613	New construction; rental	2002	Nordquist, Diane	267		27	10%	54	20%	0	0%	46	17%	140	
th Street Lofts	215 9th Street	Sherman Assoc. & Lander Group 612-332-3000	Conv. of office bldg; ownership	2003	Carlson, Al	50		0	0%	0	0%	0	0%	1	2%	49	_
American House	Wacouta & Fourth	Wilder Foundation	Conv. of office bldg; rental supportive housing	2002	Hawkinson, Stephanie	13		13	100%	0	0%	0	0%	0	0%	0	
Ames, Barclay Terrace	Barclay & Magnolia	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2003	Lilledahl, Patricia	77		8	10%	8	10%	40	52%	21	27%	0	_
Ames, Rose Hill Phase	Rose & Barclay	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2002	Lilledahl, Patricia	77		8	10%	8	10%	40	52%	21	27%	0	
Ames Green	1110-1138 Barclay	Real Estate Equities & Opport Nghbd Devl Corp 651-389-3821	Acq; rehab & new construction; rental	2004	Lilledahl, Patricia	55		6	11%	6	11%	33	60%	10	18%	0	
lmes Lake, Phase IV - lazelwood Terrace	1515-1535 Magnolia	Real Estate Equities	Rehabilitation; rental	2005	Lilledahl, Patty	99		10	10%	10	10%	79	80%	0	0%	0	
Arbor Pointe	1215 North Dale Street	Arbor Pointe Apts, Limited Partnership 952-431-5700	New construction; senior rental	2003	Sanchez, Tom	47		5	11%	5	11%	37	79%	0	0%	0	
Arlington Gardens	Arlington & Rice	Access. Space & Wilder Fndtn 651-645-7271	New construction; senior rental	2002	Sanchez, Tom	50		50	100%	0	0%	0	0%	0	0%	0	
Armstrong House Redevelopment	225 Eagle Parkway	Benshoof Construction	Rehabilitation; ownership [HRA]	2005	Smith, Dan	4		0	0%	0	0%	0	0%	0	0%	4	
Arundel Condos	Arundel & Idaho	Living Choice Devel. Corp. 651-248-8642	New construction; senior condominiums	2003	Trulsen, Joan	26		0	0%	0	0%	0	0%	6	23%	20	
Bridgecreek Senior Housing	Hudson	Bridgecreek Senior Hsg LLC 651-224-6770	New construction; senior rental	2004	Pemberton, Sheri	160		16	10%	16	10%	128	80%	0	0%	0	
Carleton Place Lofts Johnson Bros)	University Ave at Carleton	Dominium Development and Acquisition, LLC (consultant)	New construction; rental	2005	Nodquist, Diane	169		17	10%	17	10%	135	80%	0	0%	0	
Crane Ordway Building	Street	Central Community Housing Trust 612-341-3148	Rehab of industrial bldg; rental	2005	Smith, Dan	70		35	50%	35	50%	0	0%	0	0%	0	
Crestview Apts Expansion	331 Geranium/1161 71 Westminster	Crestview Community LP 612-874-3336	New constr; rental supportive housing		Bayers, Dan	13				0			0%	0	0%	0	
Emerald Gardens - Phase I	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership		Nordquist, Diane	108		0	070	0	0%		0%	0	0%	108	
merald Gardens - Phase II	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership		Nordquist, Diane	52		0		0	0%	0		0	0%	52	
Emerald Gardens - Phase III	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership		Nordquist, Diane	51		0		0	0%		0%	0	0%	51	
piscopal Homes	1840 University Avenue	Episcopal Homes at 1840 University Ave 651-632-8851	New Construction; Senior Rental Independent Living	2003	Mordorski, Paul	47		5		5	11%	11	23%	5	11%	21	
Sateway Village Shepard Davern)	W. 7th/Norfolk/ Davern/Edgecumbe	Stonebridge Develop LLC 952-431-5700	New construction; senior rental	2003	Trulsen, Joan	121		0				87	72%	0	0%	0	
Sateway Village Shepard Davern)	W. 7th/Norfolk/ Davern/Edgecumbe	Stonebridge Develop LLC 952-431-5700	New construction; rental	2003	Trulsen, Joan	312		32		46			0%	0	0%	234	
Sateway Village Shepard Davern)	Norfolk/Wheeler/ Edgecumbe	Stonebridge Develop LLC 952-431-5700	New construction; ownership	2004	Trulsen, Joan	145		0	0%	0	0%	0	0%	0	0%	145	
Germain Landing Fownhomes Phase I	NW Corner Ames/Germain	Habitat for Humanity & DBNHS 651-331-4090x672 / 651-774-	New construction; ownership	2004	Pemberton, Sheri	24		4	17%	10	42%	4	17%	6	25%	0	
lomes for Learning	Euclid & Surrey	Dayton's Bluff NHS 651-774-6995	New construction; rental	2002	Pemberton, Sheri	16		5	31%	11	69%	0	0%	0	0%	0	

Project Information	Project Cost				Housing Cost		Dwelling Unit (			Public/Non-Pro					Cost versus Su		Private
	В	С	D	E	F	G	Н	ı	J	К	L	М	N	0	P	Q City/HRA Direct/TIF/	R
	TDC	Redevelop- ment Costs	Public Imprmnts	Housing Costs	Housing extra- ordinary Cost	Dwelling Unit Cost	Hard Construction	Land/Bldg	Soft Costs	City/HRA Direct	HRA Land Write-Down	City/HRA TIF	Other Partners	Bonds/Tax Credits	Public/Non- Profit Cost	Write-Down Cost	Private
Name	(TDC/DU)	(per DU)	(per DU)	(per DU)	(% of Hsg Cst)	(per DU)	(per GSF)	(% of Hsg Cst)	(% of Hsg Cst)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(subsidy)	(subsidy)	(% of TDC
ED PROJECTS																	
560 State Townhomes	4,524,669 226,233	468,625 23,431	468,625 23,431	4,056,044 202,802	0 0%	4,056,044 202,802	3,197,250 110.95	250,000 6%	608,794 15%	22,643	249,999 12,500	0	225,000 11,250	0	46,393 46,393	35,143 35,143	3,596
7th Landing (Passages)	2,894,171	0	0	2,894,171	534,965	2,359,206	1,636,006	210,000	513,200	634,271	0	0	2,259,900	0	222,629	48,790	
800 E Third Street	222,629 1,238,000	0	0	222,629 1,238,000	18% 270,700	181,477 967,300	138.06 711,000	7% 160,000	18% 96,300	48,790 495,000	0	0	173,838	0	222,629	48,790 61,875	74
(mixed use)	154.750	0	0	154.750	270,700	120.913	71,000		8%	61.875	0	0	0	0	61.875	61,875	/4
808 Berry	43,701,655 163,677	1,087,894 4,075	0	42,613,761 159,602	349,787 1%	42,263,974 158,292	28,730,800 81.45	3,800,000	9,733,174 23%		0	3,110,000 11,648	96,000 360	38,737,044 145,083	157,090 72,509	11,648 11,648	1,75
9th Street Lofts	13,357,000 267,140	0	0	13,357,000 267,140	1,295,000	12,062,000 241,240	8,055,000 96,99	925,000	3,082,000	0	402,000 8.040	0	0	0	8,040 8,040	8,040 8,040	12,95
American House	1,567,506	0	0	1,567,506	437,505	1,130,001	689,001	288,045	152,955	250,000	0	0	958,506	0	92,962	19,231	35
	120,577	0	0	120,577	28%	86,923	111.67	18%	10%	19,231	0		73,731		92,962	19,231	
Ames, Barclay Terrace	11,217,641 145,684	571,535 7,423	0	10,646,106 138,261	207,600 2%	10,438,506 135,565	4,671,914 65.92	4,235,790 40%	1,530,802	2,620,240 34,029	0	0	2,618,330 34,004	3,579,071 46,481	114,515 114,515	34,029 34,029	2,40
Ames, Rose Hill Phase	9,894,100	995,000	0	8,899,100	128,000	8.771.100	4,048,347	3,230,000	1,492,753	2,175,000	0	100,000	2,000,641	3.068.459	95,378	29,545	2,55
1	128,495	12,922	0	115,573	1%	113,910	57.12	36%	17%	28,247	ő	1,299		39,850	95,378	29,545	2,50
Ames Green	14,605,369	1,796,064	0	12,809,305	1,278,024	11,531,281	5,323,931	4,170,000	2,037,350	5,194,380	0	0	2,076,394	5,984,595	241,007	94,443	1,35
Di	265,552	32,656	0	232,896	10%	209,660	48.89	33%	16%	94,443	0		37,753	108,811	241,007	94,443	
Ames Lake, Phase IV - Hazelwood Terrace	14,574,867 147,221	445,000 4.495	0	14,129,867 142,726	714,533 5%	13,415,334 135,508	6,994,222 112,21	4,528,760 32%	1,892,352	5,584,380 56,408	0		248,000 2,505	6,633,687 67,007	125,920 125,920	56,408 56,408	2,1
Arbor Pointe	7.375,763	4,495	0	7,375,763	5% 0	7.375.763	5,380,659	434.906	1,560,198	1,286,000	0	-	13.500	5.286.615	140.130	27,362	7
	156,931	o	ō	156,931	0%	156,931	73.45		21%	27,362	0	0	287	112,481	76,846	27,362	,
Arlington Gardens	5,148,500	0	0	5,148,500	0	5,148,500	4,162,866	379,613		450,000	0	0	4,698,500	0	102,970	9,000	
	102,970	0	0	102,970	0%	102,970	86.73	7%	12%	9,000	0	-	93,970	0	102,970	9,000	
Armstrong House Redevelopment	5,375,000 1,343,750	167,000 41,750	105,000 26,250	5,208,000 1,302,000	2,608,000 50%	2,600,000 650.000	1,892,687 174.02	5,001 0%	702,312 13%	2,775,000 693,750	0	0	0	0	693,750 693,750	693,750 693,750	2,60
Arundel Condos	4.309.670	41,/50	20,230	4.309.670	50%	4.309.670	3.349.034	225.000	735,636	225.000	0	0	0	0	8.654	8,654	4,08
	165,757	0	0	165,757	0%	165,757	127.39	5%	17%	8,654	0	0	0	ō	410	410	1,00
Bridgecreek Senior	21,269,725	2,299,727	0	18,969,998	1,843,510	17,126,488	12,720,550	480,000	3,925,938	364,967	0	2,400,000	628,080	15,292,847	116,787	17,281	2,58
Housing	132,936	14,373	0	118,562	10%	107,041	90.86	3%	21%	2,281	0	15,000	3,926	95,580	49,679	17,281	
Carleton Place Lofts (Johnson Bros)	48,259,298 285,558	1,426,000 8,438	0	46,833,298 277,120	8,580,800 18%	38,252,498 226,346	20,092,200 113.77	10,125,000 22%	8,035,298 17%	0	0	2,358,660 13,957	1,023,058 6,054	44,877,580 265,548	285,558 198,667	13,957 13,957	
Crane Ordway Building	11.569.580	0,438	0	11.569.580	253.051	11.316.529	8.435.306	1.300.000	1.581.223	1.742.000	0	13,957	1.717.000	7.512.345	156,734	24.886	59
	165,280	0	0	165,280	2%	161,665	210.00	11%	14%	24,886	0	0	24,529	107,319	156,734	24,886	3.
Crestview Apts	3,619,390	4,397	0	3,614,993	340,918	3,274,075	2,757,240	155,512	361,323	600,000	0	0	571,390	2,310,000	267,799	46,154	1
Expansion	278,415	338	0	278,076	9%	251,852	135.26	4%	10%	46,154	0	0	43,953	177,692		46,154	
Emerald Gardens - Phase I	28,357,000	1,506,290	0	26,850,710	0 0%	26,850,710	18,007,423	401,788	8,441,499	1 0	0	-,,	0	0	22,845	22,845	25,8
Emerald Gardens -	262,565 14,178,500	13,947 753,145	0	248,618 13,425,355	0%	248,618 13,425,355	136.78 9,003,712	1% 200,894	31% 4,220,749	0	0		0	0	22,845	22,845 17,142	13,2
Phase II	272,663	14,484	0	258,180	0%	258,180	136.78	200,654	31%		0	17,142	0	0	17,142	17,142	13,2
Emerald Gardens -	14,178,500	753,145	0	13,425,355	0	13,425,355	9,003,712		4,220,749	0	0	891,370	0	0	17,478	17,478	13,2
Phase III	278,010	14,768	0	263,242	0%	263,242	136.78	1%	31%	0	0	17,478	0	0	17,478	17,478	
Episcopal Homes	6,244,942	0	0	6,244,942	0	6,244,942	4,816,862	425,000	1,003,080	300,000	0		0	950,000	26,596	6,383	4,9
Gateway Village	132,871 17,373,602	0	0	132,871 17,373,602	0%	132,871 17,373,602	12,546,000	7% 1,000,000	16% 3,827,602	6,383 800,000	0	1.353.286	0 45,900	20,213	6,383	6,383 17,796	1,4
(Shepard Davern)	143,583	0	0	143.583	0%	143.583	12,546,000		3,627,002	6.612	0	11.184	45,900	113,749	63.938	17,796	1,4
Gateway Village	49,441,768	2,511,500	511,500	46,930,268	0	46,930,268	38,371,107	3,768,500	4,790,661	375,000	0	4,809,000	1,506,650	42,022,000	156,130	16,615	7
(Shepard Davern)	158,467	8,050	1,639	150,418	0%	150,418	65.97	8%	10%	1,202	0	15,413	4,829	134,686	36,864	16,615	
Gateway Village	35,000,000	2,132,000	770,500	32,868,000	0	32,868,000	21,295,765	1,668,000	9,904,235	0	0		0	0	22,463	22,463	31,7
(Shepard Davern)	241,379	14,703	5,314	226,676	0%	226,676	103.89	5%	30%	0	0	22,463	0	0	22,463	22,463	
Germain Landing Townhomes Phase I	4,450,000 185,417	240,000 10,000	0	4,210,000 175,417	0 0%	4,210,000 175,417	3,795,000 98.32	300,000 7%	115,000 3%	560,000 23,333	0	0	140,000 5,833	0	29,167 29,167	23,333 23,333	3,7
Homes for Learning	4,237,404	324,317	0	3.913.087	791.800	3.121.287	2,169,107	80.000	872.180	865.000	80.000	0	5,833	2.417.327	29,167	23,333 59,063	33
	264.838	20,270	ŏ	244.568	20%	195.080	73.69		22%	54.063	5.000	1	34.313	151.083	196.849	40.828	ı ~

Project Information						Α		Affordabil	City St	andards		LIHTC St	andards	HUD Sta	andards		_
			Type/	Year		No. of Dwelling	No. of PBA	Afford @ 3	lable 0%	Affor @ 31	- 50%	Afford @ 51 -	lable 60%	Afford @ 61	dable - 80%	Affor	> 80
Name	Location	Developer	Description	Closed	PED Project Manager	Units	Units	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	: P
J.J. Hill Bldg	281 E. Kellogg Boulevard	S. Rutzick & Colleen Carey 651-292-8777 / 952-942-6900	Conv. of vacant office bldg; ownership	2002	Nordquist, Diane	53		0	0%	0	0%	0	0%	0	0%	53	3
Jendayi Place	450 N. Grotto St	Jendayi Place, Inc. 651-482-5267	Rehab of vacant bldg; supportive rental	2003	Sanchez, Tom	6		6	100%	0	0%	0	0%	0	0%	0	)
owry Plaza	350 St. Peter Street	Lowry Redev. Partners, LP 651-287-8890	Renovation; mixed use, ownership condos	2004	Nordquist, Diane	131		0	0%	1	1%	7	5%	37	28%	86	3
yon's Court	Sibley & 10th St.	Lyon's Court Ptnrsp (c/o Sherman Assoc) 612-332-3001	New construction; senior rental	2004	Carlson, Al	60		0	0%	30	50%	30	50%	0	0%	0	)
Maryland Forest/Gateway to	943 Maryland Avenue	Guptil Contracting, Inc. 651-488-1808	New construction; ownership [HRA]	2004	Pemberton, Sheri	5		0	0%	0	0%	0	0%	5	100%	0	)
The Metro Phase I	2650 University Avenue	Wellington Management 651-999-5511	New construction; ownership	2005	Nordquist, Diane	67		0	0%	0	0%	0	0%	10	15%	57	7
Midway Residence Catholic Charities)	902 Hersey	HRA 651-266-6694	New construction; rental	2005	Trulsen, Joan	120		120	100%	0	0%	0	0%	0	0%	0	)
Mississippi & Hyacinth	Mississippi & Hyacinth	Habitat for Humanity 612-331-4090 ext. 600	New construction; twin homes	2002	Pemberton, Sheri	10		5	50%	5	50%	0	0%	0	0%	0	)
Model Cities Families First Phase I	914 Thomas Avenue	Model Cities 651-632-8343	Rehab; rental supportive housing	2002	Hawkinson, Stephanie	10	9	10	100%	0	0%	0	0%	0	0%	0	)
Model Cities Phase II	849 University Avenue	Model Cities 651-632-8350	New construction; rental	2004	Sanchez, Tom	6	6	6	100%	0	0%	0	0%	0	0%	0	)
Osceola Park	Osceola & St. Clair	Osceola Park Limited Partnership 952-431-5700	rental	2002	Trulsen, Joan	88		9	10%	9	10%	70	80%	0	0%	0	)
Phalen Crossing- Phalen Village	Johnson Pkwy/Magnolia/Mag	651-552-6846	New construction; ownership [HRA]	2004	Pemberton, Sheri	75		0	0%	0	0%	0	0%	0	0%	75	5
	635 Phalen Boulevard	Partnership 612-332-3000	New construction; senior rental	2005	Pemberton, Sheri	73		8	11%	7	10%	58	79%	0	0%	0	)
Printers Row Phase I	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	2004	Smith, Dan	37		0	0%	4	11%	0	0%	0	0%	33	3
	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership		Smith, Dan	37		0	0%	4	11%	0	0%	0	0%	33	3
Railroad Island Phase I	Otsego & Beaumont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	11		1	9%	1	9%	2	18%	5	45%	2	2
I	Scattered;Payne/ Minnehaha	Dayton's Bluff NHS 651-774-6995	New construction; ownership [HRA]	2004	Pemberton, Sheri	24		0	0%	0	0%	0	0%	0	0%	24	1
Real Life Cooperative	1355 Phalen Boulevard	Realife, Inc. 651-779-6639	New construction; senior ownership cooperative	2002	Pemberton, Sheri	59		11	19%	22	37%	13	22%	6	10%	7	1
St. Christopher's PI aka Guild Hall)	286 Marshall Avenue	Catholic Charities 612-664-8525	Rehab; rental supportive housing	2003	Sanchez, Tom	71	14	71	100%	0	0%	0	0%	0	0%	0	)
Straus Apartments	Sibley & East 5th	Sherman & Associates 612-332-3001	Conversion of vacant bldg; rental	2002	Carlson, Al	49	10	10	20%	24	49%	8	16%	0	0%	7	1
Selby Grotto	755 Selby Avenue	Selby CDC & Legacy Mgmt 651-291-7704 / 952-831-1448	New construction; rental	2003	Nordquist, Diane	40		5	13%	10	25%	19	48%	6	15%	0	)
Fravel Lodge Condominiums	1870 Old Hudson Road	LLC 727-487-3695	Renovation; senior condominiums	2004	Gontarek, Dave	48		0	0%	48	100%	0	0%	0	0%	0	)
SW Corner)	627 Aurora Avenue	University Dale Apartments LP (Legacy Mgmt)	New construction; rental [HRA]	2005	Sanchez, Tom & Hawkinson, Stephanie	98	20	10	10%	10	10%	59	60%	0	0%	19	
Jpper Landing - Rental	· ·	Centex & Shelter Corporation	New construction; rental	2002	Carlson, Al	434	15	15	3%	72	17%	3	1%	0	0%	344	
Jpper Landing - Ownership	Shepard & Chestnut		New construction; ownership		Carlson, Al	272		0	0%	0	0%	0	0%	0	0%	272	2
Visitation Place Apartments	1034 Lafond	Catholic Charities & Srs of the Visitation 612-664-8525	New construction; rental supportive housing	2003	Hawkinson, Stephanie	16		8	50%	8	50%	0	0%	0	0%	0	)
Whitall Townhomes	NW Corner Whitall/Edgerton	Sherman Associates, Inc 612-332-3000	New construction; ownership		Pemberton, Sheri	53		0	0%	6	11%	0	0%	47	89%	0	)
Whitall Townhomes	NW Corner Whitall/Edgerton	Sherman Associates, Inc 612-332-3000	New construction; ownership		Pemberton, Sheri	26		0	0%	5	19%	0	0%	21	81%	0	)
YWCA-Lexington	95 North Lexington	YWCA 651-222-3741	Rehab; rental supportive housing	2003	Sanchez, Tom	18	18	18	100%	0	0%	0	0%	0	0%	0	)
Single Fam Collaborative Summ	Scattered Sites	Various	New construction & rehab; ownership	various	Various	30		0	0%	7	23%	2	7%	17	57%	4	4
Single Fam/ Duplex Summary	Scattered Sites	Various	New construction & rehab; ownership		Various	73		0	0%	1	50%	0	0%	1	50%	0	)
Single Family Habitat Summary	Scattered Sites	Habitat for Humanity	New construction; ownership	various	NA	20		6	30%	14	70%	0	0%	0	0%	0	)
Subtotals	1					4,214	117	585	13.9%	558	13.2%	866	21%	273	6.5%	1,861	· -

Project Information	Project Cost				Housing Cost		Dwelling Unit C	Cost		Public/Non-Pro	fit Cost/Source				Cost versus Su	bsidy per DU	Private
	В	С	D	E	F	G	Н		J	K	L	M	N	0	P	Q	R
Name	TDC (TDC/DU)	Redevelop- ment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
J.J. Hill Bldg	26,634,600	1,669,500	0	24,965,100	2,445,000	22,520,100	18,248,335	720,000	3,551,765	642,500	0	3,309,000	1,119,000	0	95,670	74,557	21,564,10
	502,540	31,500	0	471,040	10%	424,908	132.60	3%	14%	12,123	0	62,434	21,113	0	90,764	74,557	819
Jendayi Place	293,725	0	0	293,725	0	293,725	293,725	0	0	30,000	0	0	263,725	0	48,954	5,000	
Lowry Plaza	48,954 34,221,913	800,000	0	48,954 33,421,913	0% 2.715.579	48,954 30,706,334	38.91 19.344.604	0% 4.377.827	6.983.903	5,000 2,200,000	0	0	43,954 800.000	0	48,954 22,901	5,000 16,794	31,221,91
Lowry r laza	261,236	6,107	0	255,129	2,713,379	234,399	103.21	13%	21%	16,794	0	0	6,107	0	22,901	16,794	91%
Lyon's Court	9,337,558	0	0	9,337,558	500,000	8,837,558	5,500,000	850,000	2,487,558	150,000	850,000	2,033,000		6,058,643	153,027	50,550	155,915
Maryland	155,626 955,175	0 155,175	0	155,626 800,000	5%	147,293	77.66 631,655	9% 32,500	27% 135,845	2,500 155,175	14,167	33,883	1,500	100,977	97,567 31,035	50,550 31,035	29 800,00
Forest/Gateway to	955,175 191.035	31.035	0	160,000	0%	800,000 160,000	103.89	32,500 4%	135,845	155,175 31.035	0	0	0	0	31,035	31,035	800,000
The Metro Phase I	15,466,575	545,600	63,000	14,920,975	0	14,920,975	10,477,907	680,000	3,763,068	0 0 0	0	985,000	0	0	14,701	14,701	14,481,575
	230,844	8,143	940	222,701	0%	222,701	138.05	5%	25%	0	0	14,701	0	0	14,701	14,701	94%
Midway Residence (Catholic Charities)	15,556,014 129,633	4,706,162 39,218	0	10,849,852 90,415	240,000 2%	10,609,852 88,415	8,202,352	222,000 2%	2,185,500 20%	4,956,162 41,301	0	0	0	10,599,852 88,332	129,633 41,301	41,301 41,301	0%
Mississippi & Hyacinth	1,720,474	217,682	142,771	1,502,792	276	1,502,792	1,400,000	80,000	22,792	100,000	0	0	0	00,332	10,000	10,000	1,620,474
	172,047	21,768	14,277	150,279	0%	150,279	100.00	5%	2%	10,000	0		o o		10,000	10,000	94%
Model Cities Families First Phase I	1,419,659	28,200	0	1,391,459	0	1,391,459	749,593	385,000	256,866	0	385,000	0	1,034,659	0	141,966	38,500	
First Phase I Model Cities	141,966 1,199,151	2,820	0	139,146 1,199,151	0% 12,000	139,146	85.30 1,040,379	28%	18% 146.772	300.000	38,500	0	103,466 899,151	0	141,966 199.859	38,500 50,000	09
Phase II	199,859	0	0	199,859	12,000	1,187,151	1,040,379	0%	146,772	50,000	0	0	149,859	0	199,859	50,000	09
Osceola Park	11,166,051	750,779	101,900	10,415,272	202,600	10,212,672	7,609,042	470,640	2,132,990	300,000	0	844,500		9,172,835	117,503	13,006	825,766
Phalen Crossing-	126,887	8,532	1,158	118,355	2%	116,053	78.20	5%	20% 5.470.485	3,409	698.000	9,597	261	104,237	48,899	13,006	79 14,648,73
Phalen Crossing- Phalen Village	19,348,733 257,983	1,838,410 24,512	0	17,510,323 233,471	0%	17,510,323 233,471	11,139,838 69.69	900,000 5%	5,470,485 31%	4,002,000 53,360	698,000 9,307	0	0	0	62,667 29,710	62,667 29,710	14,648,73
Phalen Senior Lofts	11,263,958	775,127	0	10,488,831	722,268	9,766,563	6,935,600	805,000	2,025,963	1,930,000	0,507	920,000	0	7,874,686	146,914	39,041	539,272
	154,301	10,618	0	143,683	7%	133,789	90.01	8%	19%	26,438	0	12,603	0	107,872	82,119	39,041	5%
Printers Row Phase I	10,586,968	220,000	220,000	10,366,968	690,000	9,676,968	6,840,000	526,968	2,310,000	0	276,968	0	490,000	0	20,729	7,486	9,820,000
Printers Row Phase II	286,134 10,329,468	5,946 220,000	5,946 220,000	280,188 10,109,468	7% 690,000	261,540 9,419,468	148.70 6,715,000	5% 526,968	22% 2,177,500	0	7,486 276,968	0	13,243	0	20,729 7,486	7,486 7,486	93%
T THILOTO T TOW T THADO II	279,175	5,946	5,946	273,229	7%	254,580	150.16	5%	22%	0	7,486	0	0	0	7,486	7,486	97%
Railroad Island Phase I	2,118,185	122,000	0	1,996,185	148,000	1,848,185	1,483,000	80,000	285,185	300,000		0	219,185	0	54,471	34,545	1,519,000
D 1 111 101	192,562	11,091	0	181,471	7%	168,017	102.96	4%	14%	27,273	7,273	0	19,926	0	54,471	34,545	72%
Railroad Island Phase	6,548,000 272,833	725,000 30,208	0	5,823,000 242,625	0%	5,823,000 242,625	4,743,000 97.65	168,000 3%	912,000 16%	745,000 31.042	0	0	480,000 20,000	0	51,042 51,042	31,042 31,042	5,323,000 81%
Real Life Cooperative	8,317,241	456,680	0	7,860,561	63,491	7,797,070	5,871,101	590,000	1,335,969	200,000	256,680	0	20,000	0	7,740	7,740	7,860,56
·	140,970	7,740	0	133,230	1%	132,154	85.72	8%	17%	3,390	4,351	0	0	0	7,740	7,740	95%
St. Christopher's PI (aka Guild Hall)	1,730,511	44,500	0	1,686,011	0	1,686,011	1,515,343	0	170,668	0	0	0	1,612,711	0	22,714	0	117,800
Straus Apartments	24,373 11.042.075	627 269.500	0	23,747 10,772,575	0% 2.481.727	23,747 8,290,848	47.32 4.365.348	0% 1.306.554	10% 2.618.946	400.000	0	600.000	22,714 3,251,575	6.643.126	22,714 222,341	20,408	7% 147,374
otrado / qua trionto	225,348	5,500	0	219,848	23%	169,201	46.29	12%	24%	8,163		12,245		135,574	143,951	16,508	197,37
Selby Grotto	6,312,068	282,263	0	6,029,805	207,671	5,822,134	4,183,626	194,619	1,443,889	870,000	175,000	0	1,314,606	3,934,213	157,345	26,125	18,249
Towall adap	157,802	7,057	0	150,745	3%	145,553	88.36	3%	24%	21,750		0	32,865	98,355	99,170	26,125	0%
Travel Lodge Condominiums	4,752,000 99,000	0	0	4,752,000 99,000	0%	4,752,000 99,000	2,880,000 60.00	1,872,000 39%	0%	0	0	Ů	0	0	0	0	4,752,000 100%
University & Dale Apts	16,001,145	0	0	16,001,145	645,121	15,356,024	11,089,394	446,880	3,819,750	3,265,000	0	0	1,591,657	10,887,121	160,651	33,316	257,367
(SW Corner)	163,277	0	0	163,277	4%	156,694	123.22	3%	24%	33,316	0	0	16,241	111,093	151,809	33,316	29
Upper Landing - Rental	68,327,299 157,436	12,088,702 27,854	4,263,586 9,824	56,238,597 129,582	5,224,733 9%	51,013,864 117,543	37,698,625 76.34	8,230,000 15%	5,085,239 9%	9,450,000 21,774	900,000 2.074	11,478,000 26,447	5,309,299 12,233	9,090,000 20,945	83,473 70,224	50,295 50,295	32,100,000 47%
Upper Landing -	97,482,293	6,838,410	2,586,440	90,643,883	5,382,934	85,260,949	80,000,000	3,670,000	1,590,949	4,550,000	2,074	7,652,000	1,289,344	20,945	49,601	44,860	83,990,949
Ownership	358,391	25,141	9,509	333,250	6%	313,459	179.59	4%	2%	16,728	0	28,132	4,740	0	49,601	44,860	869
Visitation Place	3,422,703	65,000	0	3,357,703	0	3,357,703	2,257,500	235,000	865,203	0	0	0	605,000	2,239,239	177,765	0	578,46
Apartments Whitall Townhomes	213,919 10,489,906	4,063 1,750,000	0	209,856 8,739,906	0%	209,856 8,739,906	107.60 6,804,507	7% 546,000	1,389,399	2,100,000	0	0	37,813 200,000	139,952	177,765 43,396	39,623	179 8,189,90
	197,923	33,019	0	164,904	0%	164,904	109.06	6%	1,309,399	39,623	0	0	3,774	0	43,396	39,623	78%
Whitall Townhomes	8,122,500	2,286,000	0	5,836,500	0	5,836,500	3,837,233	390,000	1,609,267	2,600,000	0	0	465,000	0	117,885	100,000	5,057,50
MAKCA I suissatus	312,404	87,923	0	224,481	0%	224,481	39.38	7%	28%	100,000	0	0	17,885	0	117,885	100,000	629
YWCA-Lexington	2,100,000 116,667	30,000 1,667	0	2,070,000 115,000	419,523 20%	1,650,477 91,693	1,559,977 56.32	0 0%	90,500 4%	350,000 19,444	0	0	1,750,000 97,222	0	116,667 116,667	19,444 19,444	09
Single Fam	6,460,103	199,570	0	6,260,533	75,920	6,184,613	4,814,344	531,987	837,282	544,311	332,231	0	507,234	0	0	19,444	5,076,32
Collaborative Summ	215,337	6,652	0	208,684	1%	206,154	71.14	8%	13%	18,144	11,074	0	16,908	0	46,126	29,218	799
Single Fam/ Duplex Summary	459,762	0	0	459,762	0	459,762	330,021	66,500	63,241	29,962	66,500	0	30,000	0	0	0	333,300
Single Family Habitat	6,298 3,370,392	48,590	0	6,298 3,321,802	0% 2,799	6,298 3,319,003	220.01 3,152,749	14% 114,603	14% 51,651	410 13,592	911 133,598	0	411 30,201	0	1,732	1,321	72% 3,193,00°
Summary	168,520	2,430	0	166,090	2,799	165,950	105.52	3%	2%	680	6,680	0	1,510	0	8,870	7,360	95%
Subtotals	824,519,825	54,614,489	9,453,322	769,905,336	42,503,559	727,401,777	523,570,499	71,966,749	131,863,529		5,162,944	49,459,513	44,751,146	258,934,934			398,278,490
	195,662					172,616				8%	1%	6%	5%	31%			48%

ī	Project Information								Affordabi	lity								
I	-		T	T		T	Α			City Sta	indards		LIHTC Star	ndards	HUD Sta	ndards		
	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affor @ 3 Number		Afford @ 31 · Number	50%	Afforda @ 51 - 6 Number F	60%	Afford @ 61 Number		Afford @ > 8 Number	80%
Т	The Aberdeen	370 Marshall Ave	Private	New construction; ownership	2004	NA	57		Not availab	le	Not availabl	e	Not available		Not Availat	estimate -	<b>→</b> 57	100
Α	Armstrong Townhomes	677-690 Armstrong	Mendota Homes	New construction; ownership	2002	NA	5		Not availab	le	Not available	le	Not available		Not Availat	estimate -	→ 5	100
	Booth Brown House Foyer	1471 Como Avenue	The Salvation Army	Rehab; rental supportive housing	2003	NA	10		10	100%	0	0%	0	0%	0	0%	0	(
C	Cleveland Commons	1071 Cleveland	Mendota Homes	New construction; ownership	2002	NA	11		Not availab	le	Not available	le	Not available		Not Availat	estimate -	<b>→</b> 11	10
C	Dayton Avenue Flats	633 Dayton Avenue	St. Paul Development Corporation	New construction; ownership	2004	NA	6		Not availab	le	Not available	le	Not available		Not Availat	estimate -	→ 6	10
L	· ·	1358-1374 Farrington	Royal Crest Properties, Inc.	New construction; ownership		NA	8		Not availab		Not available		Not available		Not Availat		→ 8	10
G	Grand 700 LLC	700 Grand Avenue	Grand 700 LLC	New construction; ownership	2003	NA	6		Not availab	le	Not available	e	Not available		Not Availat	estimate -	→ 6	10
Т	Townhomes	1871-77, 1881-85, 1891-95 Garden	Private	New construction; ownership	2005	NA	10		Not availab	le	Not availabl	le	Not available		Not Availat	estimate ·	→ 10	100
		605 Snelling Ave South	Highland Devel. Group LLC	New construction; senior ownership	2003	NA	24		Not availab	le	Not availabl	le	Not available		Not Availab	estimate -	→ 24	10
		270 4th St E	Private	New construction; ownership	2005	NA	44		Not availab	le	Not available	le	Not available		Not Availat	estimate -	→ 44	10
nan N		969 St. Paul Avenue		New construction; ownership		NA	6		Not availab		Not availabl		Not available		Not Availat		→ 6	10
5 0	Condominiums	Avenue	Private	New construction; ownership		NA	32		Not availab		Not availabl	e	Not available		Not Availat	estimate -	→ 32	100
T F		Point Douglas Rd	Private	New construction; ownership		NA	2		2	100%	0	0%	0	0%	0	0%	0	
5 P	Produce Exchange Building	523 Jackson Street	PAK Properties, Inc.	Conv. of commercial bldg to condominiums	2002	NA	38		0	0%	3	8%	4	11%	8	21%	23	6
F	Rice Street Villas	1599 Rice Street	Private	New construction; ownership	2004	NA	12		Not availab	le	Not available	e	Not available		Not Availat	estimate -	<b>→</b> 12	10
			Private	Conversion of commercial bldg; ownership	2005	NA	115		Not availab	le	Not availabl	le	Not available		Not Availat	estimate -	<b>→</b> 115	10
		2395 Benson Avenue	Mendota Homes	New construction; senior ownership	2003	NA	24		Not availab	le	Not available	e	Not available		Not Availat	estimate -	<b>→</b> 24	10
Α	Ross Avenue Apartments		Private	New construction; rental	2004	NA	4		Not availab	le	Not availabl	le	Not available		Not Availat	estimate -	→ 4	10
		500 Robert Street	Rossmore Partners LLC	Conversion of comm bldg to ownership	2003	NA	109		0	0%	7	6%	0	0%	0	0%	102	9
		753 Scheffer Avenue	Wilkinson Construction	New construction; ownership	2003	NA	4		Not availab	le	Not available	e	Not available		Not Availat	estimate -	<b>→</b> 4	10
	Selby Hall at Univ. of St. Thomas	2115 Summit Ave	Private	New construction; student housing	2004	NA	94		Not availab	le	Not availabl	le	Not available		Not Availat	estimate -	→ 94	10
Т	Townhomes		Private	New construction; ownership		NA	20		Not availab		Not availabl		Not available		Not Availat		→ 20	10
		2006 Yorkshire Avenue	Private	New construction; ownership		NA	9		Not availab		Not available	le	Not available		Not Availat		→ 9	10
	Development	Scattered Sites	Various	New construction; ownership	various	NA →	492		Not availab	le	Not available	le	Not available		Not Availat	estimate -	<b>→</b> 492	10
	Total						5,356	117	597	11.1%	568 cumulative	10.6% 21.8%	870	16.2% 38.0%	281	5.2% 43.2%	2,969	55.
Т	Total Closed in 2002						1,632	46	180	11.0%	223 cumulative	13.7%	144	8.8% 33.5%	109	6.7% 40.2%	976	59.8
т	Fotal Closed in 2003						1,278	32	173		128 cumulative	10.0%	195	15.3% 38.8%	46	3.6% 42.4%	736	57.
т	Total Closed in 2004						1,331	19	47	3.5%	128 cumulative	9.6% 13.1%	202	15.2% 28.3%	83	6.2% 34.6%	871	65.
т	Total Closed in 2005						1,130	20	200		94 cumulative	8.3% 26.0%	333	29.5% 55.5%	64	5.7% 61.2%	438	38.
	Desirate																<b>→</b>	
sed	Projects					Closed Projects	5,356		597	11.1%	568 cumulative	10.6% 21.8%	870	16.2% 38.0%	281	5.2% 43.2%	2,969	55.

5/8/09

Project Information	Project Cost				Housing Cost		Dwelling Unit	Cost		Public/Non-Pro	fit Cost/Source				Cost versus Su	ıbsidy per DU	Private
	В	С	D	Е	F	G	Н	ı	J	K	L	М	N	0	P	Q	R
Name	TDC (TDC/DU)	Redevelop- ment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
The Aberdeen	9,500,000			9,500,000		9,500,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	9,500,0
Armstrong Townhomes	166,667 1,100,000			166,667 1,100,000		166,667 1,100,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0	0	1,100,0
Booth Brown House	220,000 1,000,000			220,000 1,000,000		1,000,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0	0	1,000,0
Foyer Cleveland Commons	100,000 3,250,000			100,000 3,250,000		100,000 3,250,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0	0	3,250,0
Dayton Avenue Flats	295,455 1,320,000	estimate		295,455 1,320,000		295,455 1,320,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0		1,320,0
Farrington Townhomes	220,000 1,760,000	estimate		220,000 1,760,000		1,760,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0 0	1,760,00
Grand 700 LLC	220,000 1,320,000	estimate		220,000 1,320,000		1,320,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,320,0
Hayzel Gardens	220,000 2,200,000	estimate		220,000 2,200,000		220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		2,200,0
Townhomes Highland Heights	220,000 220,000 5,280,000	estimate		220,000 220,000 5,280,000		220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0		100 5,280,0
Condominiums	220,000	estimate		220,000		220,000				0	0	0	0	0	0	C	100
Lot 270	9,680,000 220,000	estimate		9,680,000 220,000		9,680,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0	C	9,680,00 100
Meridian Townhomes	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		1,320,00 100
Oxford Hill Condominiums	7,040,000 220,000	estimate		7,040,000 220,000		7,040,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		7,040,0
The Phoenix Residence Inc.	580,000 290,000	estimate		580,000 290,000		580,000 290,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		580,0 100
Produce Exchange Building	2,850,000 75,000	estimate		2,850,000 75,000		2,850,000 75,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	2,850,0 100
Rice Street Villas	2,640,000 220,000			2,640,000 220,000		2,640,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		2,640,00 100
River Park Lofts	25,300,000	ellimate		25,300,000 220,000		25,300,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	25,300,0 100
River Ridge Condominiums	5,280,000 220,000	e imate		5,280,000 220,000		5,280,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		5,280,00 100
Ross Avenue Apartments	340,000	edimate		340,000 85,000		340,000 85,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		340,00 100
Rossmor Building	8,600,000	edimate		8,600,000 78,899		8,600,000 78,899	Not Available	Not Available	Not Available	0	0	0	0	0	0	C	8,600,00 100
Scheffer Lane Townhomes	880,000			880,000		880,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	880,00
Selby Hall at Univ. of St. Thomas	220,000 19,291,400			220,000 19,291,400 205,228		220,000 19,291,400	Not Available	Not Available	Not Available	0	0	0	0	0	0		19,291,4
Snelling Avenue Townhomes	205,228 4,400,000			4,400,000		205,228 4,400,000	Not Available	Not Available	Not Available	0	0	0	0	0	0		4,400,0
Yorkshire Townhomes	220,000 1,980,000			220,000 1,980,000		1,980,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	_	1,980,0
Private Sector	220,000 108,240,000			220,000 108,240,000		220,000 108,240,000	Not Available	Not Available	Not Available	0	0	0	0	0	0 0		108,240,0
Development Total	220,000 <b>1,049,671,225</b>	54,614,489	9,453,322	220,000 <b>995,056,736</b>	42,503,559	220,000 <b>952,553,177</b>				67,932,798	5,162,944	49,459,513	44,751,146	258,934,934	0	(	100 <b>623,429,8</b>
T	195,980								05	6%	0%	5%	4%	25%	4		50
Total Closed in 2002	335,061,233 205,307								2002	21,442,771 6%	<b>2,007,592</b> 1%	<b>27,093,500</b> 8%	<b>23,432,880</b> 7%	69,128,791 21%			191,955,6 57
Total Closed in 2003	209,138,930 163,645								2003	7,363,331 4%	<b>683,175</b> 0%	8,629,546 4%	<b>9,999,783</b> 5%	<b>71,774,787</b> 34%	;		<b>110,688,3</b>
Total Closed in 2004	282,213,230 212,031								2004	13,969,279 5%	1,564,265 1%	9,472,807		29,646,085 11%	i		<b>220,545,6</b>
Total Closed in 2005	233,445,934 206,589								2005	22,550,845	450,524 0%	4,263,660	5,047,730	88,385,419 38%			112,671,7
		4								10%		2%			<u> </u>		48
d Projects	1,049,671,225 195,980	54,614,489	9,453,322	995,056,736	42,503,559	952,553,177	0	0	) (	<b>67,932,798</b> 6%	<b>5,162,944</b> 0%	<b>49,459,513</b> 5%		<b>258,934,934</b> 25%			<b>623,429,8</b> 9

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopme

								Affordabi	lity								
						Α			City Sta	andards		LIHTC S	tandards	HUD Sta	andards		
	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dweling Units	No. of PBA Units	Afford @ 3 Number	80%	Affor @ 31 Number	- 50%	Affor @ 51 Number		Afford @ 61 Number	- 80%	Afford @ > Number	
		Twin Cities Housing Devel. Corp. 651-292-0211	Rehab and Preservation, affordable rental	2003	Smith, Dan	69		0	0%	69	100%	0	0%	0	0%	0	0%
		Carling Coach, LLC	Rehab and Preservation, affordable rental	2005	Nordquist, Diane	144	29	29	20%	0	0%	0	0%	0	0%	115	80%
_		St. Paul Barrier Free Housing, Inc.	Preservation of affordable housing	2003	None	36		36	100%	0	0%	0	0%	0	0%	0	0%
Closed		Model Cities of Saint Paul, Inc. 651-632-8345	Rehab; rental supportive housing		Hawkinson, Stephanie	5	5	5	100%	0	0%	0	0%	0	0%	0	0%
-	750 North Milton Street		Rehab; Cooperative		Sanchez, Tom	163		47	29%	0	0%	116	71%	0	0%	0	0%
	Holly;595-9 Marshall		Acquisition; Rehab/Rental		Hawkinson, Stephanie	23		23	100%	0	0%	0	0%	0	0%	0	0%
		YWCA of St. Paul 651-222-3741	Rehab; rental supportive housing	2004	Sanchez, Tom	12		12	100%	0	0%	0	0%	0	0%	0	0%
						452	34	152	34%	69	15%	116	26%	0	0%	115	25%

Pr	roject Cost				Housing Cost		Dwelling Unit	Cost		Public/Non-Pro	fit Cost/Source				Cost versus Su	bsidy per DU	Private
	В	С	D	E	F	G	Н	ı	J	K	L	М	N	0	P	Q	R
			D . I .			5 " 11"									B 15 A	City/HRA Direct/TIF/	
	TDC	Redev./Proj.	Public		Housing extra-	Dwelling Unit	Hard	Land/Bldg	Soft Costs	Cit./UDA Disease	HRA Land	Cit./IUDA TIE	Other Partners	Bonds/Tax Credits	Public/Non-	Write-Down Cost	Private
	(TDC/DU)	Extraord. Cst	(per DU)	Housing Costs	ordinary Cost	Cost (per DU)	Construction (per GSF)			City/HRA Direct	Write-Down (per DU)			(per DU)	Profit Cost (subsidy)	(subsidy)	(% of TDC)
	(TDC/D0)	(per DU)	(per DU)	(per DU)	(% of Hsg Cst)	(per DO)	(per GSF)	(% of Hsg Cst)	(% of HSg CSt)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(Subsidy)	(Subsidy)	(% 01 TDC)
Ξ																	
	222,000	0	0	222,000		222,000	98,000		0	0	0	0	222,000	C	3,217	C	(
	3,217	0	0	3,217	0%	3,217		56%	0%	0	0	0	3,217	C	3,217	0	0%
	600,000	0	0	600,000	600,000	0				150,000	0	0	450,000	C	4,167	1,042	
	4,167	0	0	4,167	100%	0				1,042	0	0	3,125	C	2,701	1,042	0%
	193,809	0	0	193,809	0	193,809				0	0	0	193,809	C	5,384	0	(
	5,384	0	0	5,384	0%	5,384				0	0	0	5,384	C	5,384	C	0%
	365,341	16,108	0	349,233	0	349,233	278,307	0	70,926	0	0	0	365,341	C	73,068	0	
	73,068	3,222	0	69,847	0%	69,847		0%	20%	0	0	0	73,068	C	73,068	0	0%
	4,870,000	0	0	4,870,000	0	4,870,000	4,570,000	0	300,000	390,000	0	0	4,080,000	C	27,423	2,393	400,000
	29,877	0	0	29,877	0%	29,877	35.60	0%	6%	2,393	0	0	25,031	C	27,423	2,393	8%
	1,909,209	0	0	1,909,209	0	1,909,209	370,000	1,386,909	152,300	150,000	0	0	1,759,209	C	83,009	6,522	(
	83,009	0	0	83,009	0%	83,009	21.76	73%	8%	6,522	0	0	76,487	C	60,183	6,522	0%
	814,532	0	0	814,532	0	814,532	711,232	0	103,300	274,500	0	0	540,032	C	67,878	22,875	(
	67,878	0	0	67,878	0%	67,878	36.47	0%	13%	22,875	0	0	45,003	C	67,878	22,875	0%
	8,974,891	16,108	0	8,958,783	600,000	8,358,783	6,027,539	1,510,909	626,526	964,500	0	0	7,610,391	C	)		400,000
	19,856					18,493				11%	0%	0%	85%	0%	•		4%

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopme

Project Information		·					Affordabi									
	ı	ı			1	A		City Sta	ındards		LIHTC S	tandards	HUD Sta	andards		
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dweling Units	Affor @ 3 Number		Afford @ 31 Number	- 50%	@ 51	dable - 60% Percent	Afford @ 61 Number	- 80%	Afford @ > Number	80%
CLOSED PROJECTS																
123 Acker St E	123 Acker St East	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	2	100%	0	
173 Acker St E	173 Acker St East	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	
1063 Marshall house move/861 Aurora	861 Aurora	Quinton Christian 651-787-0274	House Move, Rehab [HRA]	2004	Mordorski, Paul & Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	
659 Blair Ave	659 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	
662 Blair Ave	662 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	
691 Blair Ave	691 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	
803 Buffalo Street	803 Buffalo Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	Ī
691 Canton Street	691 Canton Street	O'Brien Builders LLC 651-214-9697	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	
790 Capitol Heights	790 Capitol Hts	Greater Frogtown CDC 651-848-2024	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	
934 Central Avenue West	934 West Central	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	1	100%	0	0%	0	0%	0	0%	0	 
652 Cherry Street	652 Cherry Street	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	0	0%	1	100%	0	_
213 Congress West	213 West Congress	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	
Cook/DeSoto Housing	Cook and DeSoto	Wisdom Builders 612-490-4179	New construction; ownership	2004	Pemberton, Sheri	5	0	0%	0	0%	0	0%	5	100%	0	_
736 Dayton Ave	736 Dayton Avenue	Rondo Community Land Trust 651-221-9884	New construction; ownership	2004	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	 
893 Dayton	893 Dayton Avenue	D&J Remodeling 651-728-9909	Rehab; house move, ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	_
1260 Dayton Ave	1260 Dayton Avenue	Private owner 651-603-6216	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	
452-454-458 Edmund Ave	452, 454, 458 Edmund Ave	Builders Outreach Fndtn 651-697-1954	New construction; ownership	2002	Hawkinson, Stephanie	4	0	0%	0	0%	0	0%	4	100%	0	Γ
522-524 Edmund Ave	522-524 Edmund Ave	Greater Frogtown CDC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	_
675 Edmund Ave	675 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	
679 Edmund Ave	679 Edmund Avenue	Greater Frogtown CDC 651-848-2021	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	 
683 Edmund Ave	681 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	 
289 N Fairview	289 N Fairview		Rehab; ownership	2002	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	
843 Galtier Street	843 Galtier Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	
251-253 George Street	251-253 George	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	2	0	0%	0	0%	0	0%	1	50%	1	 
426 Hatch Avenue	426 Hatch Avenue	SPARC 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	
1078-80 Iglehart House Move	236-38 Victoria St	Community NHS 651-292-8710	Rehab duplex; ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	2	100%	0	 
851 Magnolia	851 Magnolia Ave E	ESNDC 651-771-1152	New construction; ownership	2005	Pemberton, Sheri	1	0	0%	0	0%	0	0%	1	100%	0	_
844 Marion St	844 Marion Street	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	
870 Marion St	870 Marion Street	SPARC 651-488-1039	Rehab: ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	_
937 Marshall	937 Marshall Avenue	Community NHS 651-292-8710	Rehab; duplex house move, ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	_

Project Information	Project Cost				Housing Cost		Dwelling Unit	Cost		Public/Non-Pro	ofit Cost/Source				Cost versus Sul	bsidy per DU	Private
,	В	С	D	E	F	G	Н	I	J	К	L	М	N	0	Р	Q	R
Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
CLOSED PROJECTS				•			•			•							
123 Acker St E	304,989	0	(	304,989	0	304,989	146,464	120,000	38,525	57,732	0	0	49,257	(	53,495	28,866	198,
	152,495	0	(	152,495	0%	152,495	82.56		13%	28,866	0	0	24,629	(	53,495	28,866	6
173 Acker St E	178,546 178,546	0	(	178,546 178,546	0 0%	178,546 178,546	144,601 94.63	5,300 3%	28,645 16%	18,865 18,865	5,300 5,300	0	8,381 8,381	(	32,546 32,546	24,165 24,165	146,i 8
1063 Marshall house	181,000	0	(		0%	181,000	145,000	11,000	25,000	18,865	11,000	0	0,361	(	11,000	11,000	170,
move/861 Aurora	181,000	0	Ċ	181,000	0%	181,000	104.17	6%	14%	0	11,000	0	0	(	11,000	11,000	9
659 Blair Ave	193,080	0	(		0	193,080	155,695		30,485	4,981	5,099	0	20,000	(	30,080	10,080	163,0
662 Blair Ave	193,080 278,500	0	(		0%	193,080 278,500	91.48 172.900		16% 30,600	4,981 49,000	5,099	0	20,000 79,500		30,080	10,080 49,000	150,0
	278,500	ő	Č		0%	278,500	144.08		11%	49,000	ő	0	79,500	Ċ	128,500	49,000	5
691 Blair Ave	265,067	35,607	(		0	229,460	160,368		34,092	70,269		0	0	(	70,269	70,269	194,7
803 Buffalo Street	265,067 184,690	35,607	(		0%	229,460 184,690	94.22 148,838		15% 29,352	70,269 20,386	6,499	0	19,805	(	70,269 46,690	70,269 26,885	138,0
SOS Sundio Otroot	184,690	0	(	184,690	0%	184,690	100.03		29,352	20,386		0	19,805	(	46,690	26,885	7
691 Canton Street	203,809	0	(	203,809	0	203,809	171,713	7,440	24,656	0	4,290	0	0	(	4,290	4,290	199,5
700 0	203,809	0	(	203,809	0%	203,809	114.48		12%	0	4,290	0	0	(	4,290	4,290	91
790 Capitol Heights	270,565 270,565	0	(	270,565 270,565	15,025 6%	255,540 255,540	192,930 120.58		54,610 20%	98,857 98,857	7,998 7,998	0	32,710 32,710	(	139,565 139,565	106,855 106,855	131,0 4
934 Central Avenue	109,700	0			0	109,700	74,395		4,950	50,000	0	0	20,000	(	70,000	50,000	39,7
West	109,700	0	(	109,700	0%	109,700	41.33		5%	50,000	0	0	20,000	(	45,000	50,000	31
652 Cherry Street	218,617 218,617	0	(		0 0%	218,617 218,617	148,372 82.43		0%	48,600 48,600	0	0	21,200 21,200	(	69,800 21,200	48,600	148,8 6i
213 Congress West	184,918	0		,	0 78	184,918	145,409		23,463	5,119		0	20,000		39,918	19,918	145,0
	184,918	0	(	184,918	0%	184,918	104.24	8%	13%	5,119		0	20,000	(	39,918	19,918	78
Cook/DeSoto Housing	1,040,000	0	(		0	1,040,000	845,000		95,000	0	0	0	0	(	0	0	1,040,0
736 Dayton Ave	208,000 237,599	0	(		0%	208,000 237,599	83.56 199.302		9% 28,297	49,500	9,999	0	0		59,499	59,499	100 178,1
,	237,599	0		237,599	0%	237,599	120.72	4%	12%	49,500		0	0		59,499	59,499	79
893 Dayton	192,947	0	(		0	192,947	163,991	12,700	16,256	0	12,700	0	0	(	12,700	12,700	180,2
1260 Dayton Ave	192,947 198,279	0	(	192,947	0%	192,947 198,279	126.83 160.506		8% 4.355	0	12,700 33,418	0	0	(	12,700	12,700 33,418	9 164,8
1200 Dayton Ave	198,279	0	(		0%	198,279	107.94		4,333	0	33,418	0	0	(	33,418	33,418	8
452-454-458 Edmund	445,340	3,600	(		0	441,740	372,640		52,000	0		0	0	(	4,274	4,274	428,2
Ave	111,335 203,228	900	(		0%	110,435 203,228	83.59		12%	0 11,229	4,274 8,999	0	20,000	(	4,274	4,274	96
522-524 Edmund Ave	203,228	0	(	203,228	0 0%	203,228	161,943 95.15	10,800	30,485 15%	11,229		0	20,000	(	40,228 40,228	20,228 20,228	163,0 80
675 Edmund Ave	209,670	1,500			0	208,170	115,865		22,305	39,999	0	0	61,671		101,670	39,999	108,0
	209,670	1,500	(	208,170	0%	208,170	92.69		11%	39,999	0	0	61,671	(	101,670	39,999	5
679 Edmund Ave	231,615 231,615	0	(		0 0%	231,615 231,615	157,255 207.46		40,160 17%	40,115 40,115		0	49,000 49,000	(	89,115 89,115	40,115 40,115	142,5 6
683 Edmund Ave	201,257	0	(		0	201,257	160,621	9,900	30,736	26,357	9,900	0	20,000	(	56,257	36,257	145,0
	201,257	0	(		0%	201,257	94.37		15%	26,357		0	20,000	(	56,257	36,257	7:
289 N Fairview	235,511 235,511	0	(		0 0%	235,511 235,511	66,281 35.87	143,000 61%	26,231 11%	12,756 12,756		0	12,756 12,756	(	25,512 25,512	12,756 12,756	209,9 8
843 Galtier Street	186,922	8,900	(		0%	178,022	143,998		27,925	12,756		0	12,756	(	35,922	12,756 25,554	151,0
	186,922	8,900	Ċ	178,022	0%	178,022	96.26	3%	16%	19,455	6,099	0	10,368	Ċ	35,922	25,554	8
054.050.0	389,379	6,950	(		0	382,429	319,817	7,400	55,212	44,379		0	20,000	- (	32,190	22,190	325,0
251-253 George Street	194,690 198,005	3,475 0	(		0%	191,215 198,005	103.50 73,143	2% 90,000	14% 34,862	22,190 31,948	0	0	10,000 15,557	(	32,190 47,505	22,190 31,948	150,5
426 Hatch Avenue	198,005	0	0		0%	198,005	101.59		18%	31,948	0	0	15,557	(	47,505	31,948	70
1078-80 Iglehart House	265,990	0	C	265,990	0	265,990	205,444	8,925	51,621	27,065	8,925	0	0	(	17,995	17,995	230,0
Move 851 Magnolia	132,995 245,169	22.000			0%	132,995 223,169	81.27 173,154		19% 32,015	13,533	4,463 12,000	0	20,169	(	17,995	17,995 12,000	213,0
oo i wagnona	245,169 245,169	22,000 22,000	(	,	0%	223,169 223,169	1/3,154		32,015 14%	0	12,000 12,000	0	20,169	(	32,169	12,000 12,000	213,0
844 Marion St	164,283	14,545	Č	149,738	0	149,738	116,313	4,200	29,224	27,583	4,200	0	26,000	Č	57,783	31,783	106,5
070 M : 01	164,283	14,545	(	149,738	0%	149,738	121.16	3%	20%	27,583	4,200	0	26,000	(	57,783	31,783	6
870 Marion St	178,395 178,395	76,000 76,000	0		0	102,395 102,395	76,395 105.52		26,000 25%	20,726 20,726		0	23,669 23,669	(	44,395 44,395	20,726 20,726	134,0 75
937 Marshall	230,499	70,000		,	0%	102,395	105.52		31,516	52,000	5,499	0	23,669	(	28,750	20,726	173,0
	115,250	ő	Č		0%	115,250	65.06		14%	26,000		o	ő	Ċ	28,750	28,750	75

5/8/09

ŀ	Project Information							Affordabi								ſ	
F							A		City Sta	andards		LIHTCS	tandards	HUD Sta	andards		
ſ	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dweling Units	Affor @ 3 Number	80%	Afford @ 31 Number	- 50%	@ 51	dable - 60% Percent	Afford @ 61 Number	- 80%	Afford @ > Number	80%
C	LOSED PROJECTS (CO	ONT'D)			•						·						
3	76 E Page Street	376 East Page St	NeDA 651-292-9652	Debelo aurentia	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
6	15 Park Street	615 Park Street	Greater Frogtown CDC 651-848-2021	Rehab; ownership  Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
	144 Pleasant kvenue/0 Monroe Ct	0 Monroe Court	Michael Campion 651-793-1000	New construction; ownership	2004	Mordorski, Paul	2	0	0%	0	0%	0	0%	0	0%	2	100%
8	43 Rice Street	843 Rice Street	NEAR 651-488-1039	Rehab; apartment	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	1009
2	03 Robie West	203 West Robie Street	D&J Remodeling 651-728-9909	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
6	87 St. Anthony	687 St. Anthony	Rondo Land Trust 651-221-9884	Rehab; house move, ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
S	Scattered Infill Housing	Bradley, Geranium, Case Euclid, Fremont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	10	1	10%	4	40%	3	30%	2	20%	0	09
3	22 E Sidney	322 E Sidney	NeDA 651-292-9652	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	1	100%	0	0%	0	09
5	82 State Street	582 State Street	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	1	100%	0	0%	0	0%	0	0%	0	09
8	6 E. Sycamore Street	86 E. Sycamore Street	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	09
8 7 6	14 Thomas Avenue	714 Thomas Avenue	Greater Frogtown CDC 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%
6	07 Topping Street	607 Topping Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
6	41 Van Buren	641 Van Buren	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	09
	'07 Virginia	707 Virginia	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	09
	60 Western Ave	860 Western Ave	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	09
	560 Western Ave N	1560 Western Ave N	NEAR 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	09
	51 Winifred East	351 E. Winifred	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
	84 East Winona	184 East Winona	NeDA 651-292-9652	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
	07 Winona East	207 E. Winona	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	09
	234 Woodbridge Street	1234 Woodbridge Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	Subtotals HABITAT CLOSED PROJ	IECTO					71	3	4.2%	11 cumulative	15.5% 19.7%	4	5.6%	44	62.0%	9	12.79
7	15 Burr/Railroad sland Hsg Prtnshp	715 Burr Street	Habitat for Humanity 651-331-4090		2003	Pemberton, Sheri	2	1	50%	1	50%	0	0%	0	0%	0	09
	24 Capitol Hts	824 Capitol Hts	Habitat for Humanity 651-331-4090	New construction; ownership  New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	09
2	84 Charles Ave	284 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	09
	61 Charles Ave	361 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	09
5	79 DeSoto	579 DeSoto Street	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	09
5 5 4	2 W. Geranium	52 W. Geranium	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	09
4	29 Lafond Ave	429 Lafond Ave	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	09
1-	41 E Lawson	141 E Lawson	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	09
	44 Lawson	944 Lawson Ave E	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	09
8	43 Magnolia	843 Magnolia	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	09

Project	Information					Housing Cost		Dwelling Unit (	Cost		Public/Non-Pro			-		Cost versus Sul		
<u> </u>		В	С	D	E	F	G	н		J	K	L	М	N	0	P	Q City/HRA	R
																	City/HHA Direct/TIF/	
			Redev./Proj.	Public		Housing extra-	Dwelling Unit	Hard				HRA Land			Bonds/Tax	Public/Non-	Write-Down	
		TDC	Extraord. Cst	Imprmnts	Housing Costs	ordinary Cost	Cost	Construction	Land/Bldg	Soft Costs	City/HRA Direct	Write-Down	City/HRA TIF	Other Partners	Credits	Profit Cost	Cost	Private
Name		(TDC/DU)	(per DU)	(per DU)	(per DU)	(% of Hsg Cst)	(per DU)	(per GSF)	(% of Hsg Cst)	(% of Hsg Cst)	(per DU)	(per DU)	(per DU)	(per DU)	(per DU)	(subsidy)	(subsidy)	(% of TDC)
CLOSE	PROJECTS (CO																	
	age Street	236,138	0	0	236,138	0	236,138	85,875	125,631	24,633	40,000	0	0	20,000	0	60,000	40,000	176,13
		236,138	0	C	236,138	0%	236,138	71.56	53%	10%	40,000	0	C	20,000	0	60,000	40,000	759
615 Par	k Street	233,446	0	C		10,800	222,646	181,601	6,500		68,238	6,498	C	28,710	0	103,446	74,736	130,00
1144 Pl		233,446 398,176	3.000		233,446 395,176	5%	222,646 395,176	122.70 358.976	3%	15% 36,200	68,238	6,498		28,710	0	103,446	74,736	569
	0 Monroe Ct	398,176 199,088	1,500	0	197,588	0%	395,176 197,588	358,976 156.90	0%	36,200	0	0		0	0	0	0	398,17 1009
843 Ric		89,900	0	0	89,900	0	89,900	61,300	17,300	11,300	6,700	0	0	0	0	6,700	6,700	83,20
		89,900	0	C	89,900	0%	89,900	68.11	19%	13%	6,700	0	C	0	0	6,700	6,700	939
203 Rob	pie West	234,900	0	C	234,900	0	234,900	186,600	5,000	43,300	0	5,000	C	0	0	5,000	5,000	229,90
007.01		234,900	0	0	234,900	0%	234,900	109.76	2%	18%	0	5,000	0	0	0	5,000	5,000	989
687 St.	Antriony	194,235 194,235	0	0	194,235 194,235	0 0%	194,235 194,235	141,931 120.69	5,700 3%	33,607 17%	66,706 66,706	5,699 5,699	0	28,710 28,710	0	101,115 101,115	72,405 72,405	93,12 489
<b>-</b>		1,909,890	98,205		1,811,685	0% n	1,811,685	1,476,500	50,000	285,185	322,891	50,000		198,500	0	57,139	37,289	1,338,49
Scattere	ed Infill Housing	190,989	9,821	d	181,169	0%	181,169	94.65	3%	16%	32,289	5,000	d	19,850	0	57,139	37,289	709
	Ĭ	184,000	0	C	184,000	0	184,000	100,000	48,000	36,000	63,662	0	0	0	0	63,662	63,662	120,33
322 E S		184,000	0	C	184,000	0%	184,000	55.56	26%	20%	63,662	0	C	0	0	25,662	25,662	659
582 Sta	te Street	222,845	2,105	O.		0	220,740	182,075	18,300	20,365	39,546	18,299	0	20,000	0	77,845	57,845	145,000
86 F C	camore Street	222,845 184,193	2,105 25,000	0		0%	220,740 159,193	125.48 124,193	8%	9% 35,000	39,546 7,193	18,299	0	20,000	0	77,845 9,193	57,845 7,193	659 175,00
00 E. S	realitie Stieet	184,193	25,000 25,000	0		0%	159,193	124,193	0%	35,000	7,193 7,193	0		2,000	0	9,193	7,193 7,193	175,000
714 Tho	mas Avenue	229,000	0	C		0	229,000	62,000	140,000	27,000	35,000	0	C	39,000	0	74,000	35,000	155,00
		229,000	0	C	229,000	0%	229,000	36.43	61%	12%	35,000	0	C	39,000	0	74,000	35,000	689
607 Top	ping Street	247,649	85,000	C	162,649	0	162,649	119,718	0	42,931	30,555	0	0	27,194	0	57,749	30,555	189,90
C44 1/	D	247,649	85,000	0	162,649	0%	162,649	62.35	0%	26%	30,555	0		27,194	0	57,749	30,555	779
641 Var	Buren	263,194 263,194	0	0	263,194 263,194	0%	263,194 263,194	165,000 96.94	92,194 35%	6,000 2%	46,000 46,000	0	0	30,000 30,000	0	76,000 76,000	46,000 46,000	187,19- 719
707 Virg	inia	126,370	0		126,370	19,425	106,945	75,700	5,800	25,445	83,862	5,798		36,710	0	126,370	89,660	/11/
	,	126,370	o	, a	126,370	15%	106,945	53.80	5%	20%	83,862	5,798	o o	36,710	ō	126,370	89,660	09
860 We	stern Ave	166,408	0	C	166,408	0	166,408	131,372	6,399	28,637	4,009	6,399	0	20,000	0	30,408	10,408	136,00
		166,408	0	C	166,408	0%	166,408	105.10	4%	17%	4,009	6,399	0	20,000	0	30,408	10,408	829
1560 W	estern Ave N	212,314 212,314	0	0	212,314 212,314	0 0%	212,314 212,314	68,359 54.69	110,000 52%	33,955 16%	19,274 19,274	0	0	14,540 14,540	0	33,814 33,814	19,274 19,274	178,500 849
351 Wir	nifred East	216,062	2,474	0		0%	213,588	172,804	12,400	28.385	36,763	12,399		20,000	0	69,162	49,162	146,90
001 111	iii oo Lubt	216,062	2,474	0	213,588	0%	213,588	113.39	6%	13%	36,763	12,399	0	20,000	0	69,162	49,162	689
184 Eas	t Winona	232,800	2,250	C	230,550	0	230,550	168,081	13,900	48,569	40,000	13,900	C	20,000	0	73,900	53,900	158,90
		232,800	2,250	0	230,550	0%	230,550	115.44	6%	21%	40,000	13,900	0	20,000	0	73,900	53,900	689
207 Wir	nona East	198,299	0	0	198,299	0	198,299	157,600	11,300	29,399	40,000	11,299	0	20,000	0	71,299	51,299	127,000
1234 W	oodbridge	198,299 204,806	137,000	0	198,299 67,806	0%	198,299 67,806	105.35 41,806	6%	15% 26,000	40,000 19,839	11,299	0	20,000 14,967	0	71,299 34,806	51,299 19,839	649 170,000
Street	oodul luge	204,806	137,000	0		0%	67,806	41,806 27.11	0%	26,000	19,839	0		14,967	0	34,806	19,839	170,000
Subtota	ıls	13,612,194		0		45,250	13,042,808		1,640,205		1,797,159	319,112	0		0		10,000	10,405,549
		191,721			.,,	,	183,702			,- ,	13%	2%	0%		0%			769
	T CLOSED PROJ																	
	r/Railroad	359,250	9,250	0		0	350,000	321,000	25,000	4,000	9,250	25,000	0	0	0	17,125	17,125	325,000
Island H 824 Car	lsg Prtnshp	179,625 169,499	4,625	0		0%	175,000 169,499	102.62 159,000	7% 6,500	1% 3,999	4,625	12,500	0	0	0	17,125 6,499	17,125	90%
oz+ oap	AIOI FILS	169,499	0	0	169,499	0%	169,499	159,000	6,500	3,999	0	6,499 6,499		0	n n	6,499	6,499 6,499	163,000
284 Cha	arles Ave	163,300	0	0		0	163,300	156,000	5,300	2,000	0	5,300	0	-	0	5,300	5,300	158,00
L		163,300	0		163,300	0%	163,300	97.50	3%	1%	0	5,300		0		5,300	5,300	979
361 Cha	arles Ave	196,000	0	0		0	196,000	169,850	16,000	10,150	0	0	C	0	0	0	0	196,00
E70 D 1		196,000	0	0		0%	196,000	121.32	8%	5%	0	0	0	0	0	0	0	1009
579 Des	SOLO	168,000 168,000	9,999 9,999	0	,	0 0%	158,001 158,001	156,000	1 0%	2,000	0	10,000 10,000	0	0	0	10,000 10,000	10,000 10,000	158,00 949
52 W . G	Beranium	151,700	9,999	0		0% n	158,001	89.19 143,000	6,700	2,000	0	6,700	0	0	0	6,700	6,700	145,00
		151,700	0	0		0%	151,700	102.14	4%	1%	ő	6,700	d	0	0	6,700	6,700	969
429 Lafe	ond Ave	145,100	0	0		0	145,100	138,000	5,100	2,000	0	5,100	0	0	0	5,100	5,100	140,00
		145,100	0	0	145,100	0%	145,100	96.10	4%	1%	0	5,100	0	0	0	5,100	5,100	969
141 E L	awson	156,700	0	0		0	156,700	148,199	6,700	1,801	0	6,700	0	0	0	6,700	6,700	150,000
	eon	156,700	0	0	156,700 230,200	0%	156,700 227,401	122.28	4% 30,000	1%	0	6,700	0	30,201	0	6,700	6,700 29,999	969 170,00
0441	roull	230,200	0	0	230,200 230,200	2,799 1%	227,401 227,401	181,501 121.32	30,000	15,900 7%	0	29,999 29,999	0	30,201	0	60,200 60,200	29,999 29,999	170,00
944 Law		230.200																
944 Law 843 Mag	gnolia	230,200 163,501	15,000	0		0	148,501	146,500	1378	2,000	0	15,000	0	0,201	0	15,000	15,000	148,50

	Project Information							Affordabi									
							Α		City Sta	ındards		LIHTC S	tandards	HUD St	andards		
	Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dweling Units	Affor @ 3 Number		@ 31	Percent	@ 51	rdable - 60% Percent	@ 61	dable - 80% Percent	Afford @ > i Number	80% Percent
ıťd	918 Park Street	918 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	09
Cont'd	1031 Park Street	1031 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
osec	Ravoux Street	318 - 334 Ravoux	Habitat for Humanity		2004		5	0	0%	5	100%	0	0%	0	0%	0	0%
ă	60 East Rose Street	Street	651-331-4090 Habitat for Humanity	New construction; ownership	2002		1	0	0%	1	100%	0	0%	0	0%	0	0%
Habitat Closed	906 York	60 East Rose Street	651-331-4090 Habitat for Humanity	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%
_	Subtotals	906 York Avenue	651-331-4090	New construction; ownership			20	6	30%	14	70%	0	0%	0	0%	0	0%
										cumulative	100.0%						
	26 W. Acker		Habitat for Humanity 651-331-4090	New construction; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	653 Aurora	653 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	667 Aurora	667 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	671 Aurora	671 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	787 Buffalo	787 Buffalo	SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	292 Burgess Street	292 Burgess Street	Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	294 Burgess Street	294 Burgess Street	Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	730 Capitol Heights	730 Capitol Heights	Habitat for Humanity 651-331-4090	New construction; ownership	2005	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	294 Charles	294 Charles	GFCDC & GMHC 651-848-2021	New construction; ownership	2005	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	800 Concordia	800 Concordia	Rondo Community Land Trust/Habitat 651-221-9884	New Construction; ownership [HRA]	2004	Hawkinson, S	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 W. Cottage Avenue	232 W. Cottage Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2005	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
Closed	63 Front Avenue	63 Front Avenue	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	50%
5	844 Galtier	844 Galtier	SPARC 651-488-1039	New construction; ownership	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	255-257 George Stree	255-257 George Street			2003	Lee, Shoua	2	0	0%	0	0%	0	0%	0	0%	2	100%
	104 Litchfield	104 Litchfield	SPARC 651-488-1039	New construction; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	368 East Page	368 East Page Street	NeDA 651-292-9652	[HRA]	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	0	0%	1	100%
	372 East Page	372 East Page Street	NeDA	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	380 E. Page	380 East Page	651-292-9652 NeDA	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	915 Sherburne	915 Sherburne	651-292-9652 Habitat for Humanity	New construction; ownership New construction; ownership	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	1464 Sherburne	1464 Sherburne	651-331-4090 SPARC	[HRA]	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 Victoria Street	232 Victoria Street	651-488-1039 Community NHS	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0		1	100%	0	0%
	682 Western	682 Western	651-292-8710 Greater Frogtown CDC	Rehab; house move, ownership	2005	Lee, Shoua	1	0	0%	0	0%	0		1	100%	0	0%
	Westminster	Clark, Desoto, Whitall,	651-848-2021 ESNDC	New construction; ownership	2004	Pemberton, Sheri		0	0%	2	33%	0			67%	0	0%
	Junction/Bruce Vento	Burr, Jessie	651-771-1152	New construction; ownership [HRA]	2004	i sinuerton, onen		·	0%	-		ŭ		4			
	Subtotals						30	0	υ%	7 cumulative	23% 23.3%	2	7%	17	57%	4	13%
	920 Jackson	920 Jackson	Habitat for Humanity		NA	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	o	0%
	637 Oakdale	637 Oakdale	651-331-4090 NeDA	New construction; ownership	NA	Lee, Shoua	1	0	0%		0%	0		1	100%	n	0%
			651-292-9652	New construction; ownership				, and									
	Subtotals						2	0	0%	1 cumulative	50% 50%	0	0%	1	50%	0	0%

	Project Information	Project Cost				Housing Cost		Dwelling Unit	Cost		Public/Non-Pro	fit Cost/Source				Cost versus Su	bsidy per DU	Private
		В	С	D	E	F	G	Н	ı	J	K	L	М	N	0	P	Q	R
	Name	TDC (TDC/DU)	Redev./Proj. Extraord. Cst (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
.0	918 Park Street	165,800	0	(	165,800	0	165,800	156,000	7,800	2,000	0	7,800	(	0	C	7,800	7,800	158,00
Cont'd	1031 Park Street	165,800 167,842	4,342	(	165,800	0%	165,800 163,500	104.28 156,199	5% 5,500	1,801	4,342	7,800 5,500	(	0	0	7,800 9,842	7,800 9,842	959
	10011 ark offeet	167,842	4,342		163,500	0%	163,500	108.47	3,300	1,801	4,342	5,500		0	d	9,842	9,842	949
Closed	Ravoux Street	800,000	0	(	800,000	0	800,000	800,000	0	0%	0	0	(	0	0	0	0	800,00
ğ	60 East Rose Street	160,000 175,000	0	(	160,000	0% 0	160,000 175,000	106.67 175,000	0%	0%	0	0	(	0	0	0 0	0	1009
Habitat		175,000	0	(	175,000	0%	175,000	116.67	0%	0%	0	0	(	0	C	0	C	1009
표	906 York	158,500 158,500	9,999 9,999	(	148,501 148,501	0 0%	148,501 148,501	146,500 92.49	1 0%	2,000 1%	0	10,000 10,000			0	10,000	10,000	148,50
	Subtotals	3,370,392	48,590	(	3,321,802		3,319,003	3,152,749			13,592	133,598	(	30,201	C	)	,	3,193,00
		168,520					165,950	1			0%	4%	0%	1%	0%	•		95%
	SINGLE FAMILY COLLA 26 W. Acker	180,551	0	(	180,551	o	180,551	157,200	18,000	5,351	1,000	18,000	(	1,000	C	20,000	19,000	160,55
		180,551	0	(	180,551	0%	180,551	104.80	10%	3%	1,000	18,000	(	1,000	C	20,000	19,000	899
	653 Aurora	229,794 229,794	0		229,794	0 0%	229,794 229,794	173,093 103.15	11,700 5%	45,001 20%	20,000 20,000	10,700 10,700	(		0	50,700 50,700	30,700 30,700	179,09
	667 Aurora	229,794	0	(	229,794	0	229,794	173,093	11,700	45,001	20,000	10,700	(	20,000	C	50,700	30,700	179,09
	671 Aurora	229,794 229,894	0		229,794	0%	229,794 229,894	103.15	5% 11,800	20% 45,001	20,000	10,700 10,800			C	50,700	30,700	789
	or i Adioid	229,894	0		229,894	0%	229,894	103.15	5%	20%	20,000	10,800		20,000	0	50,800	30,800	
	787 Buffalo	239,279	0	(	239,279	0	239,279	184,947	15,700		14,679	15,700	(	10,000	C	40,379	30,379	198,90
	292 Burgess Street	239,279 227,900	32.607	(	239,279	0%	239,279 195,293	120.10 164,036	7%	16% 31,257	14,679 30,000	15,700		10,000		40,379	30,379	839
	_	227,900	32,607		195,293	0%	195,293	113.13		16%	30,000	0	(	10,000	Č	40,000	30,000	829
	294 Burgess Street	230,500 230,500	32,607 32,607	(	197,893 197,893	0 0%	197,893 197,893	161,171 111.15	0%	36,722 19%	30,000 30,000	0	(	-,	0	40,000	30,000 30,000	190,50
	730 Capitol Heights	230,500	32,607		211,201	0%	211,201	180,800	25,001	5,400	1,500	25,000			0	41,201	26,500	170,00
		211,201	0	(	211,201	0%	211,201	120.86	12%	3%	1,500	25,000	(	14,701	C	41,201	26,500	809
	294 Charles	245,031 245,031	0	(	245,031 245,031	0 0%	245,031 245,031	190,845 115.73	20,001	34,185 14%	8,516 8,516	20,000 20,000	(		0	37,031	28,516 28,516	208,00
	800 Concordia	198,299	0		198,299	0	198,299	157,600	11,300	29,399	40,000	11,299		20,000	C	71,299	51,299	127,00
	232 W. Cottage	198,299 199,158	0		198,299	0%	198,299 199,158	105.07 151,000	6% 36,358	15% 11,800	40,000	11,299 36,357	(	20,000	0	71,299	51,299 36,357	649
-	Avenue	199,158			199,158	0%	199,158	92.52	18%	6%	0	36,357	,	-,	C	46,357	36,357	779
Closed	63 Front Avenue	320,000 160,000	0		320,000	0 0%	320,000 160,000	159,800 98.40	115,000 36%	45,200 14%	66,010 33,005	0	(		C	52,000 52,000	33,005 33,005	216,00
ਠ	844 Galtier	233,000	0			0 0	233,000	170,800	18,100	44,100	10,000	18,100		-,	0	38,100	28,100	194,90
		233,000	0	(	233,000	0%	233,000	110.91	8%	19%	10,000	18,100	(		C	38,100	28,100	849
	255-257 George Street	452,821 226,411	2,950 1,475		449,871 224,936	75,920 17%	373,951 186,976	292,959 93.00	12,500 3%	68,493 15%	50,000 25,000	0		33,000	0	41,500 41,500	25,000 25,000	369,82
	104 Litchfield	241,166	0	(	241,166	0	241,166	184,487	16,200	39,479	14,566	16,200	(	10,000	C	40,766	30,766	200,40
	368 East Page	241,166 216,045	1,300	(	241,166	0%	241,166 214,745	123.98 162,758	7% 22,670	16% 29,316	14,566 30,000	16,200	(	10,000	0	40,766 50,000	30,766	839
	_	216,045	1,300	Č	214,745	0%	214,745	140.07	11%	14%	30,000	0	į į	20,000	Č	50,000	30,000	77%
	372 East Page	223,076 223,076	0	(	223,076	0 0%	223,076 223,076	164,598 133.60	23,291	35,187 16%	30,000 30,000	0	(		C	50,000 50,000	30,000 30,000	173,07
	380 E. Page	223,151	0	(	223,151	0	223,151	166,515	23,291	33,345	30,000	0		20,000	C	50,000	30,000	173,15
	915 Sherburne	223,151	0		223,151	0%	223,151	136.71	10% 16,000	15% 10,150	30,000 7,500	16,000	(		0	50,000	30,000	
	915 Sherburne	196,000 196,000	0		196,000	0%	196,000 196,000	169,850 121.32	16,000	10,150	7,500 7,500	16,000		7,500	0	31,000 31,000	23,500 23,500	165,00
	1464 Sherburne	223,000	125,000		98,000	0	98,000	63,000	0	35,000	15,000	0		15,000	0	30,000	15,000	193,00
	232 Victoria Street	223,000 223,439	125,000		98,000	0% 0	98,000 223,439	57.22 192,489	0% 6,375	36% 24,575	15,000 39,500	6,375	(	15,000	0	30,000	15,000 45,875	879 149,00
		223,439	0	(	223,439	0%	223,439	121.52	3%	11%	39,500	6,375	(	28,564	d	74,438	45,875	679
	682 Western	247,000 247,000	0		247,000 247,000	0 0%	247,000 247,000	208,709 149.08	12,000 5%	26,291 11%	20,000 20,000	12,000 12,000	(	,	0	64,000	32,000 32,000	183,00 749
	Westminster	1,240,004	5,106	(	1,234,898	0	1,234,898	1,011,501	105,000	118,397	46,040	105,000		128,964	0	46,667	25,173	960,00
L	Junction/Bruce Vento	206,667	851	(	205,816	0%	205,816	30.18	9%	10%	7,673	17,500	(		C	46,667	25,173	779
	Subtotals	6,460,103 215,337		(	6,260,533	75,920	6,184,613 206,154		531,987	837,282	544,311 8%	<b>332,231</b> 5%	0%		0%			<b>5,076,32</b>
	SINGLE FAMILY/DUPLE	)																
	920 Jackson	209,800 209,800	0	(	209,800	0 0%	209,800 209,800	146,500 97.67	46,500 22%	16,800	0	46,500 46,500	(		0	56,500 56,500	46,500 46,500	153,30
	637 Oakdale	249,962	0		209,800	0%	209,800	183,521	20,000	46,441	29,962	20,000			0	69,962	49,962	180,00
		249,962	0	(	249,962	0%	249,962	122.35	8%	19%	29,962	20,000	(	20,000	C	69,962	49,962	729
	Subtotals	459,762 229,881	0	(	459,762	0	459,762 229,881		66,500	63,241	<b>29,962</b> 7%	66,500 14%	0%		0%			<b>333,30</b> 0 72%
		229,001					223,001				170	14%	0%	176	0%	•		127

#### Definitions and Disclaimer

Closed Projects: Projects which have all the financing closed to completely develop the project or a full building permit has been issued.

Development Projects: Projects where there is site control and an identified developer who is in the final stages of securing financing, and projects that will close and begin construction during the current calendar year.

Pre-Development Projects: Projects where there is site control and an identified developer who has preliminarily identified financing and is working toward completing all pre-development activities.

Conceptual Projects: Projects that have site identification but are only in the concept state with no firm development plans, developer or financing identified.

Developer: If UNKNOWN listed, HRA will accept proposals for housing development.

Type/Description: If [HRA] or [CITY] listed, the property is all or partly owned by the HRA or CITY.

TDC: Total Development Cost

DU: Dwelling Units

PBA Units: Section 8 Project Based Units are displayed when the units are approved by HUD and reported by the Saint Paul PHA.

Redevelopment/Project Extraordinary Costs include items such as public improvements, site assembly (acquisition, relocation, demolition), extraordinary site preparation, environmental remediation, extraordinary costs non-housing related, etc., including commercial costs.

Housing Extraordinary Costs include items such as extraordinary operating reserves, community rooms and shared space (other than hallways or lobbys), extraordinary historic requirements, etc.

GSF: Gross Square Feet of finished living and related areas; does not include garages/parking structures, unfinished basements

Public/Non-Profit Costs: any amount that are part of the TDC that are funded by public/non-profit sources of funds

City/HRA Direct: includes CDBG, HOME, STAR, HRA and other cash sources

City/HRA TIF: includes all costs funded by Tax Increment Financing

Subsidy: 100% for grants, forgivable loans, tax credits and TIF; amount less for amortized loans and bonds, dependent on risk rating and below-market interest rate; sales price write-down, waiver of fees, etc.

Affordability/City Standards: The City of Saint Paul is committed to producing at least 20% of new production units affordable to households at or below 50% of the area median income, with 10% of the units affordable at 30% of the area median (a total of 1,000 units of affordable to households at or below 30% of the area median income and 500 units will be affordable to households between 31-50% of the area median income). Area median income is determined by HUD.

LIHTC Standards: Projects utilizing Federal Low Income Housing Tax Credits are required to produce units affordable to households at a maximum of 60% of the area median income.

HUD Standards: Projects utilizing Federal Housing & Urban Development funds are required to produce units affordable to households at a maximum of 80% of the area median income.

5/8/09

#### Definitions and Disclaimer - Continued

Median Income: The U.S. Department of Housing and Urban Development (HUD) annually establishes the area median income (AMI) for all parts of the country including the Twin Cities metropolitan area. The HUD established AMI is for a family of four and is then adjusted for family size, as set forth in the following chart.

#### Current Area Median Income (AMI): \$77,000

% of AMI	1 person	2 persons	3 persons	4 persons
30%	16,150	18,500	20,800	23,100
50%	26,950	30,800	34,650	38,500
80%	40,600	46,400	52,200	58,000
100%	53,900	61,600	69,300	77,000

#### Disclaimer

The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.